



WENATCHEE CITY COUNCIL

Thursday, August 10, 2017

Wenatchee City Hall
129 South Chelan
Wenatchee, WA 98801

AGENDA

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance, and Roll Call.

2. Consent Items:

- Motion to approve agenda, vouchers, and minutes from previous meetings.

Vouchers:

Claim checks #182687 through #182780 in the amount of \$429,452.11 for July 27, 2017

Benefits/deduction checks in the amount of \$764,734.47 for July 31, 2017

Claim checks #182781 through #182783 in the amount of \$9,702.32 for July 31, 2017

Claim checks #182802 through #182874 in the amount of \$375,936.16 for August 3, 2017

Payroll distribution in the amount of \$429,245.81 for August 4, 2017

Payroll distribution in the amount of \$6,399.18 for August 4, 2017

3. Citizen Requests/Comments.

The "Citizen Comments" period is to provide the opportunity for members of the public to address the Council on items either not on the agenda or not listed as a public hearing. The Mayor will ask if there are any citizens wishing to address the Council. When recognized, please step up to the microphone, give your name and mailing address, and state the matter of your interest. If your interest is an agenda item, the Mayor may suggest that your comments wait until that time. Citizen comments will be limited to three minutes.

4. Action Items.

A. Wenatchee Arts, Recreation & Parks Commission Appointment

Presented by Parks & Recreation Director David Erickson

Resolution No. 2017-40, appointing a member to the Wenatchee Arts, Recreation and Parks Commission (Sophia Dillon).

- B. Women's Resource Center Lease
Presented by Executive Services Director Allison Williams

Motion for City Council to authorize the Mayor's signature on the lease between the City of Wenatchee and the Women's Resource Center of North Central Washington for Parkside Parcel D of BLA-2015-001WE.

- C. Surplus Property – North Wenatchee Property
Presented by Economic Development Director Steve King

Resolution No. 2017-42, declaring certain real property surplus to the needs of the City of Wenatchee.

- D. Public Records Act Update – Fee Update for Copies of Public Records
Presented by City Attorney Steve Smith

Ordinance No. 2017-17, amending Ordinance No. 2008-08, Section VI and adding a new section in Ch. 1.99 of the Wenatchee City Code regarding the fees imposed for copies of public records.

- E. McKittrick Street Right-of-Way Purchase
Presented by Economic Development Director Steve King and Public Works Director Matt Leonard

Motion for City Council to authorize the expenditure of up to \$1.25 million for the purchase of right-of-way associated with the McKittrick Street Extension and further authorize the Mayor to negotiate the terms of a public-private partnership development agreement.

- F. Pre-Purchase Agreement with LocalTel Federal Building, LLC
Presented by Economic Development Director Steve King

Motion for City Council to authorize the Mayor to sign a pre-purchase agreement with LocalTel Federal Building, LLC, in anticipation of purchasing a portion of the Wenatchee Federal Building.

- G. Addition of Property to Wenatchee Register of Historic Places
Presented by Community Development Staff

Resolution No. 2017-43, adding 708 S. Wenatchee Avenue to the Wenatchee Register of Historic Places.

5. Public Hearings.

The Mayor will call the Public Hearing to order and state the ground rules, the purpose of the hearing, the action that the hearing body may take on the matter, will address the appearance of fairness doctrine, and will state the manner in which the hearing will proceed. Staff will first give a report, followed by testimony of experts and/or the applicant, followed then by public testimony. All speakers must speak into the microphone and clearly state their names and addresses. All comments should be addressed to the hearing body, should be relevant to the application, and should not be of a personal nature. Public testimony may be limited to three minutes, unless further time is granted by the Mayor. If there are a large number of speakers, a representative may be appointed to speak on behalf of the group.

H. Surplus Property – Firestone Parking Lot Presented by Economic Development Director Steve King

Resolution No. 2017-39, declaring certain real property surplus to the needs of the City of Wenatchee.

I. 2018-2023 Transportation Improvement Program Presented by City Engineer Gary Owen

Ordinance No. 2017-18, adopting a revised and extended comprehensive street program for the ensuing six years for the City of Wenatchee as required by the laws of the State of Washington.

6. Reports.

- a. Mayor's Report
- b. Reports/New Business of Council Committees

7. Announcements.

8. Adjournment.



DRAFT

WENATCHEE CITY COUNCIL

Thursday, July 27, 2017

Wenatchee City Hall
129 South Chelan
Wenatchee, WA 98801

MINUTES

In attendance:

Mayor Pro Tem Keith Huffaker
Councilmember Ruth Esparza
Councilmember Lyle Markhart
Councilmember Keith Huffaker
Councilmember Linda Herald
Councilmember Mike Poirier

Staff in attendance:

Executive Services Director Allison Williams
City Attorney Steve Smith
City Clerk Tammy Stanger
IS Support Jessi Saucedo and Tim McCord
Economic Development Director Steve King
Assistant City Engineer Jennifer Saugen
Community Planner Brooklyn Holton
Housing Programs Coordinator Sandra Van Osten
Public Works Director Matt Leonard
Police Chief Steve Crown
Finance Director Brad Posenjak

Mayor Pro Tem Keith Huffaker called the meeting to order at 4:30 p.m. for the purpose of meeting in executive session. The absences of Mayor Frank Kuntz and Councilmembers Jim Bailey and Mark Kulaas were noted for the record.

4:30 p.m. Executive Session

Executive Session to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price. RCW 42.30.110 (1)(b).

Motion to convene in executive session for a time period not to exceed 45 minutes with legal counsel present by Councilmember Mike Poirier. Councilmember Lyle Markhart seconded the motion. Motion carried (5-0).

The Council adjourned from executive session at 5:00 p.m.

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance and Roll Call.

Mayor Pro Tem Keith Huffaker called the meeting to order at 5:30 p.m. Councilmember Lyle Markhart led the Pledge of Allegiance. The absences of Mayor Frank Kuntz, and Councilmembers Jim Bailey and Mark Kulaas were noted for the record.

2. Consent Items:

- Motion to approve agenda, vouchers, and minutes from previous meetings.

Motion to amend the agenda to add an additional item to authorize the Mayor to sign purchase and sale agreements for the purchase of property from Northwest Wholesale, parcels Nos. 232033110750 and 232033733005; and sign a purchase and sale agreement for the sale of property to Michelsen Packaging Company, parcel No. 232033110750, contingent on language for a public access easement approved by the Mayor, and to approve the vouchers and minutes from previous meetings, by Councilmember Mike Poirier. Motion seconded by Councilmember Linda Herald. Motion carried (5-0).

3. Citizen Requests/Comments. None.

4. Presentations.

- National Night Out Proclamation read by Councilmember Linda Herald and presented to Linda Haglund and Norma Gallegos who spoke about the event and invited everyone to join them on August 1st.

5. Action Items.

A. Interlocal Agreement for County-Wide Solid and Hazardous Waste Program

Brenda Blanchfield with Chelan County Solid Waste presented information to the Council about the Solid Waste Program. The Solid Waste Management Plan is out for comment and will be adopted in September 2017. She also spoke about the hazardous waste collection event scheduled for September 30 and handed a flier out to everyone.

Executive Services Director Allison Williams presented the staff report on the Interlocal Agreement. Council asked questions and Mayor Pro Tem Keith Huffaker clarified that the numbers are in the budget and have gone through the finance committee.

Motion to authorize the Mayor to enter into the Interlocal Agreement between Chelan County, the City of Cashmere, the City of Chelan, the City of Entiat, the City of Leavenworth, and the City of Wenatchee for the county-wide solid and hazardous waste program by Councilmember Ruth Esparza. Councilmember Lyle Markhart seconded the motion. Motion carried (5-0).

B. Utility Easement – Chelan County PUD

Economic Development Director Steve King presented the staff report.

Motion for City Council to authorize the Mayor to sign an easement granting Chelan County PUD access for installing utilities necessary to serve the Hilton Garden Inn by Councilmember Mike Poirier. Motion seconded by Councilmember Linda Herald. Motion carried (5-0).

C. Lodging Tax Advisory Committee Appointment of Charlotte Mayo

Executive Services Director Allison Williams presented the staff report. Councilmember Linda Herald recused herself from this item due to a conflict of interest.

Resolution No. 2017-41, appointing a member to the Lodging Tax Advisory Committee to fill a vacancy for a term ending December 31, 2018, by Councilmember Ruth Esparza. Motion seconded by Councilmember Mike Poirier. Motion carried (5-0).

D. Bid Award Recommendation for South Chelan Avenue Sidewalk Improvements Phase II, Project 1611

Assistant City Engineer Jennifer Saugen and Community Planner Brooklyn Holton presented the staff report. Council asked questions.

Motion for City Council to award the contract for construction of the South Chelan Avenue Sidewalks Phase II, Project 1611, to Bianchi Construction, in the amount of \$552,021.00, and further authorize the Mayor to sign the construction contract documents, by Councilmember Mike Poirier. Councilmember Ruth Esparza seconded the motion. Motion carried (5-0).

E. 2017 - 2019 Homeless Grant Funding Recommendations

Housing Programs Coordinator Sandra Van Osten presented the staff report. Council asked questions.

Motion by Councilmember Linda Herald for City Council to accept the Homeless Steering Committee's recommendations and authorize the Mayor to:

- ***Enter into grant agreements between the Department of Commerce and the City of Wenatchee for the Consolidated Homeless/Housing & Essential Needs Grant (CHG/HEN) including the following potential amendments:***
 - ***Mid-year extensions in June 2018 for HEN and any subsequent HEN subgrants.***
 - ***CHG funding level adjustments per the limitations stipulated and recommended by the Homeless Steering Committee.***
- ***Enter into two-year grant agreements with subgrantees as recommended above by the Homeless Steering Committee.***

The motion was seconded by Councilmember Lyle Markhart. Motion carried (5-0).

F. Northwest Wholesale Purchase and Sale Agreement

Economic Development Director Steve King and City Attorney Steve Smith presented the staff report.

Motion to authorize the Mayor to sign purchase and sale agreements for the purchase of property from Northwest Wholesale, parcel nos. 232033110750 and 232033733005; and sign a purchase and sale agreement for the sale of property to Michelsen Packaging Company, parcel no. 232033110750, contingent on language for a public access easement approved by the Mayor, by Councilmember Mike Poirier. Motion seconded by Ruth Esparza. Motion carried (5-0).

6. Reports.

a. Mayor's Report. None.

Executive Services Director Allison Williams and Economic Development Director Steve King presented a draft Memorandum of Understanding about city partnership for a state designated innovation partnership zone. Grant agreements are due August 7. It was the consensus of the Council for staff to move forward with the application and final consent/ratification can be scheduled for August 10.

b. Reports/New Business of Council Committees.

Councilmember Ruth Esparza will be traveling to Seattle on Friday for an interview with One Vision Seattle. She will be promoting the Ramon Mirella concert scheduled on Sunday at the TTC, and she also intends to promote the Wenatchee Valley.

Councilmember Linda Herald said the Misawa Sister City Association is working on final touches for the trip in August to Misawa. Mayor Kuntz is going as well as 25 other delegates.

7. Announcements.

Executive Services Director Allison Williams announced limited access to the waterfront this weekend due to the Sunburn Classic 3 on 3 event. Also, she reminded everyone about National Night Out on Tuesday, August 1, and that next Friday, August 4, at 11:00 a.m. is the celebration of 125 years of service at the downtown storefront. Also on Friday, August 4 at 2:30 p.m. groundbreaking for the new Hilton Garden Inn is scheduled.

8. Adjournment. With no further business the meeting adjourned at 5:59 p.m.

Frank J. Kuntz, Mayor

Attest:

Tammy L. Stanger, City Clerk



MEMO

Parks, Recreation and Cultural Services Department

To: Mayor Kuntz and City Council Members
From: Dave Erickson, Parks, Recreation and Cultural Services Director
Date: July 18, 2017
Re: Arts, Recreation and Parks Commission appointment

ACTION REQUESTED

Move approval of Resolution 2017-40 appointing Sophia Dillon to position nine of the Wenatchee Arts Recreation and Parks Commission with a term expiring June 30, 2018.

BACKGROUND – PARKS AND RECREATION ADVISORY BOARD

The Arts, Recreation and Parks Commission is a nine-member citizen volunteer commission that serves in an advisory capacity to the Wenatchee City Council. The primary functions of the Commission are to:

- Review and make recommendations concerning recreation program offerings of the City.
- Oversee the City's art collection and comprehensive arts program.
- Provide recommendations regarding the acquisition, development and maintenance of park areas.
- Serve as the City Forestry Board and oversee the Urban Forestry Program.
- Review and make recommendations regarding the implementation of the City Parks, Recreation and Open Space Plan.
- Provide advice and make recommendations concerning the Wenatchee Community Center.
- Review art, recreation and park related proposals.
- Complete regular reviews of fees and charges for services.

At the end of June, Rylie Sweem completed her second term on the Commission which has created a vacancy for a student member. The term of position 9 begins in September and expires at the end of June to match the academic calendar. Recruitment efforts for Rylie's replacement have been underway since February.

Sophia Dillon has applied for appointment to the Commission. She has been involved in Key Club, Student United Way and Interact Club. A copy of the Sophia's application was sent separately to Commissioners.

The Arts, Recreation and Parks Commission reviewed Sophia's application at the July 18, 2017 meeting and unanimously recommended her appointment. Staff also recommends her appointment to the Commission.

A copy of her application is attached.

RESOLUTION NO. 2017-40

A RESOLUTION, appointing a member to the Wenatchee Arts, Recreation and Parks Commission.

WHEREAS, a vacancy exists on the Arts, Recreation and Parks Commission for a student member; and

WHEREAS, at their July 18, 2017 meeting members of the Arts, Recreation and Parks Commission recommended Sophia Dillon to be appointed to the Commission; and

WHEREAS, Sophia Dillon has a strong leadership background and has applied to be a member on the Commission; and

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF WENATCHEE makes the following appointment to the Wenatchee Arts, Recreation and Parks Commission Position Nine with a term ending on June 30, 2018:

NAME & ADDRESS

Sophia Dillon
1916 Aspen Creek Lane
Wenatchee, WA 98801

TERM EXPIRES

June 30, 2018

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this 10th day of August, 2017.

CITY OF WENATCHEE,
a Municipal Corporation

By: _____
FRANK KUTNZ, Mayor

ATTEST:

By: _____
TAMMY STANGER, City Clerk

APPROVED:

By: _____
STEVE D. SMITH, City Attorney



City of Wenatchee
Volunteer Commission and Board Application

COMMISSION/BOARD INFORMATION

Board (s) I would like to be considered for: (If more than one, please rank them in order of preference)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Arts, Recreation & Parks Commission | <input type="checkbox"/> Greater Wenatchee Regional Events Center PFD Board |
| <input type="checkbox"/> Cemetery Advisory Board | <input type="checkbox"/> Historic Preservation Board |
| <input type="checkbox"/> Civil Service Board | <input type="checkbox"/> Lodging Tax Advisory Committee |
| <input type="checkbox"/> Code Enforcement Board | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Diversity Advisory Committee | <input type="checkbox"/> Tourism Promotion Area Board |

APPLICANT INFORMATION

City of Wenatchee Resident Yes No

Residency Requirement: Applicants must reside within the City Limits of Wenatchee except the Arts Commission, Diversity Advisory Committee, Historic Preservation Board, and the Parks & Recreation Advisory Board

Last Name: Dillon First Name: Sophia Initial: R

Physical Address: 1916 Aspen Creek Lane city: Wenatchee Zip: 98801

Mailing Address: 1916 Aspen Creek Lane city: Wenatchee Zip: 98801

Day Phone: 5096700218 Evening Phone: same

E-mail: sophia.dillon1@outlook.com Years lived in Wenatchee Valley: 15

Occupation: student Years of Experience:

Work Address: City: Zip:

Education and Formal Training: high school

Have you ever been convicted of a felony or released from prison? Yes No
(A conviction record will not necessarily bar you from serving. Factors such as the nature and gravity of the crime, the length of time that has passed since the conviction and/or completion of any sentence, and the nature of the position for which you have applied will be considered.)

Volunteer/Community Experience:

Organization and Duties: <u>Student United Way Treasurer</u>	Length of Service: <u>1yr</u>
Organization and Duties: <u>Student United Way VP of Public Relations</u>	Length of Service: <u>Apr-now</u>
Organization and Duties: <u>Key club editor</u>	Length of Service: <u>1yr</u>
Organization and Duties: <u>Key Club VP</u>	Length of Service: <u>Apr now</u>
Organization and Duties: <u>Interact Club Treasurer</u>	Length of Service: <u>Sept-now</u>
Skills/Special Interests: <u>organized, creative, I can talk to adults & other people and am able to get my ideas across</u>	

Experience related to the Commission/Board: I am currently serving as the Vice President of Public Relations for Student United Way which allows me to go to events in the community and communicate with various community influencers. I am also serving as the Vice President of my school Key Club

Why are you seeking this appointment? I want to be more involved in the community. I think that parks are such an important part of every community and as are the arts, and I am interested in sharing my opinions and ideas for both.

Would any conflict of interest be created as a result of your appointment? Yes No

If yes, please explain:

REFERENCES

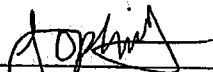
Name: Rylie Sweet
Address: 1384 Carson St City: Wenatchee Zip: 98801
Phone: (509) 669-0299 Email: rylie.sweet.a@gmail.com
Occupation: Student Years known: 1

Name: Jon Magnus
Address: 4226 Eels Road City: Cashmere Zip: 98815
Phone: (509) 670-5549 Email: magnus.j@wenatcheeschools.org
Occupation: teacher + Interact Club adviser Years known: 2

Name: Kenzie English
Address: 105 South Mission Street City: Wenatchee Zip: 98801
Phone: (809) 881-5676 Email: Kenzie@wedc.org
Occupation: past Student United Way adviser + community poverty outreach manager Years known: 2

AFFIDAVIT OF APPLICANT

I, Sophia Dillon, do hereby certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief. I also understand that this completed application may be made available for public inspection.


(Signature)
Date: 6/7-6/15/17



**City of Wenatchee
Volunteer Board, Commission and Committee Responsibilities**

To be selected and serve as a City of Wenatchee volunteer Board, Commission or Committee Member is a high honor and provides an unusual opportunity for genuine public service. Although the specific duties of each of the City's Boards vary widely with the purpose for which they are formed, there are certain responsibilities that are common to all members. As a volunteer Board, Commission or Committee representative of the City of Wenatchee, I agree to:

1. Understand my role and scope of responsibility. I will be informed of the individual group's scope of responsibility and operating procedures.
2. Represent the majority views of the group. Individual "opinions" to the public and press are discouraged, and, if given, must be identified as such.
3. Practice open and accountable government. I will be as open as possible about my decisions and actions, and also protect confidential information.
4. Represent the public interest and not special interest groups.
5. Not make decisions in order to gain financial or other benefits for myself, my family, or friends.
6. Serve as a liaison between the City and its citizens and can help reconcile contradictory viewpoints and to build a consensus around common goals and objectives. I will serve as a communication link between community, staff, and City, representing City programs and recommending and providing a channel for citizen expression.
7. Understand my role as a supportive relationship with the City Council and City staff and to follow the proper channel of communication through the designated staff person providing support for the group.
8. Do my homework and be thorough in recommendations. I will review agenda items under consideration prior to the meeting in order to be fully prepared to discuss, evaluate, and act on all matters scheduled for consideration. My conclusions will be based on careful preparation to strengthen the value of the group's recommendation.
9. Adhere to the highest standards of integrity and honesty in all endeavors and strive to safeguard the public trust. I shall announce any direct or remote conflict of interests prior to the discussion (RCW 42.36).
10. Understand that my authority is limited to decisions made by the group, and that in most cases, the decisions are advisory.
11. Understand that in my role I recommend policy while administrators and staff carry out approved policy.
12. Establish a good working relationship with fellow group members. I will respect individual viewpoints and allow other members time to present their views fully before making comments. I will be open and honest and welcome new members.
13. Not use or involve my membership in the conduct of political activities. However, I am not restricted from participating in political activities outside of my involvement in the group.

I hereby pledge to be positive in my role as a volunteer with the City and accept responsibility for my participation.

Signed: Sophia Dillon

Date: 6/5/17

COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council Members

FROM: Allison Williams, Executive Services Director;

SUBJECT: Lease Between City of Wenatchee and the Women's Resource Center of North Central Washington for Parkside Parcel D of BLA-2015-001WE

DATE: August 7, 2017

Background: In February of this year, City Council authorized updated leases for the Parkside property with the North Central Behavioral Health Organization and the Women's Resource Center of North Central Washington (WRC). The remaining parcel, Parcel D, had originally been identified as a park for city purposes. Last year, the WRC requested a conversion of the property in order to utilize it to augment the critically needed permanent supportive housing they provide at the existing Parkside property. In October 2016, the City Council concurred that a conversion was appropriate due to the public need of housing for all in the region. This conversion decision would be confirmed by a lease forthcoming from the WRC when funds were identified to construct the additional units.

The Women's Resource Center has now identified a funding source for construction of 20 units in partnership with the Office of Rural and Farmworker Housing. In order to secure the funding, the WRC needs to show control of the property. Following is a lease for this parcel. The lease is a standard lease at \$1 per year as a result of providing for the poor and infirm. In addition, the WRC would assume the costs of the maintenance and operation of the property, which was a recommendation by staff should the property be converted to a use other than a parks use. The lease also provides a trigger for the development of a capital reserve fund held by the city as a part of the permitting process for the project.

It should be noted that in the time since the conversion request was made, the WRC has worked with partners to develop a community garden on the property. They also have classes on site and have had residents from the neighborhood attend. Also, the North Central Washington Behavioral Health Organization is set to begin construction to the build out of the remainder of the property to provide the crisis care and stabilization beds that are complementary to these uses provided by the WRC.

Finance Committee Review: The Finance Committee will review the updated lease at their meeting on August 10. There is no general fund impact to this lease

Action Requested: City Council motion to authorize the Mayor's signature on the lease between the City of Wenatchee and the Women's Resource Center of North Central Washington for Parkside Parcel D of BLA-2015-001WE.

LEASE
BETWEEN CITY OF WENATCHEE AND
WOMEN'S RESOURCE CENTER

THIS AGREEMENT, made and entered into by and between City of Wenatchee, a municipal corporation of the State of Washington, hereinafter referred to as Landlord, and Women's Resource Center of North Central Washington, a non-profit corporation of the State of Washington, hereinafter referred to as Tenant.

WITNESSETH:

1. Premises. Landlord hereby leases to Tenant, upon the terms and conditions herein set forth, the following described premises:

Parcel D of BLA-2015-001WE recorded June 18, 2015, under Auditor's File No. 2419920.

2. Term. This Lease shall be for a term ending January 1, 2041.

3. Rental. Tenant agrees to pay Landlord, at Landlord's address set forth in Section 22 hereof or at such other place as Landlord may designate in writing, rental in the amount of One Dollar (\$1.00) per year, payable in advance on the first day of September of each and every year during the term hereof. The rental amount provided for herein is below the market rent for property of this nature in return for the Tenant using the premises solely for the necessary support of the poor and the infirm, and for no other purpose, as set forth in Section 6 hereof.

4. Leasehold Excise Tax. Tenant is exempt from property taxes. Therefore, per RCW 82.29A.020, this Lease does not create a "leasehold interest" subject to leasehold tax. In the event of a contrary determination by the State of Washington, Department of Revenue, that leasehold tax does apply to this Lease, Tenant agrees to pay annually the leasehold excise tax, and any penalties and interest, in such amount as is established by the State during the term of this Lease, and to hold Landlord harmless therefrom.

5. Security Deposit. Concurrently with Tenant's execution of this Lease, Tenant has delivered to Landlord the sum of Zero Dollars (\$0.00) as security for the performance by the Tenant of Tenant's obligations hereunder.

6. Use. The premises may be used by Tenant for the sole purpose of providing necessary support to the poor and infirm, specifically permanent supportive housing for disabled homeless persons. Tenant covenants that it will not allow said premises to be used for any illegal or

immoral purpose, and that it will not do or suffer to be done, in or about said premises, any act or thing which may be a nuisance, annoyance, inconvenience, or damage to Landlord, the occupants of adjoining property or the neighborhood.

7. Acceptance of Premises. Tenant accepts the premises in its current “as is” condition.

8. Alterations. Tenant intends to make substantial improvements to the premises. Tenant shall make no changes, improvements or alterations to the premises without the prior consent of Landlord. As a part of the permitting process for the improvements, landlord and tenant shall meet to develop and agree upon a long term maintenance fund to be capitalized annually by the tenant and held by the landlord. All such changes, improvements and alterations, if any, made by Tenant shall remain on the premises and shall become the property of Landlord upon the expiration or sooner termination of this Lease.

9. No Maintenance or Repairs by Landlord. Landlord shall not be obligated to maintain or repair the building or premises in any manner whatsoever, whether structural, exterior, interior, roof, parking lot, landscaping, plumbing, electrical, or mechanical systems, or fixtures or equipment.

10. Maintenance and Repairs by Tenant. Tenant shall keep the premises and any improvements thereon in a neat, clean, and sanitary condition. Tenant, at its own expense, shall maintain the improvements in good condition and repair.

11. Utilities and Other Services. Tenant shall pay for all water, sewer, electricity, natural gas and other utilities provided to the premises, for janitorial services for the common areas, and for snow and ice removal for the parking areas and sidewalks.

12. Signs. Tenant shall not erect or maintain any signs or other obstructions upon said premises except as now exist without the written consent of Landlord.

13. Taxes. Landlord is exempt from property taxes. Tenant is exempt from property taxes. In the event of a contrary determination by the State of Washington, Department of Revenue, Tenant shall pay, before the same become delinquent, all taxes assessed against the furniture, fixtures, equipment and other property, including inventory, which is owned by the Tenant located on the premises.

14. Liability Insurance. Tenant shall, at Tenant's expense, maintain public liability and property damage insurance insuring against any and all claims for injury to or death of persons and loss of or damage to property occurring upon, in or about the premises. Such insurance shall have liability limits of not less than One Million Dollars (\$1,000,000) in respect of injury or death to any one person, not less than Two Million Dollars (\$2,000,000) in respect of any one occurrence or accident, and not less than One Million Dollars (\$1,000,000) for property damage with a maximum deductible amount of Twenty-five Thousand Dollars (\$25,000).

All such insurance shall be issued by carriers acceptable to Landlord and shall contain a provision whereby the carrier agrees not to cancel or modify the insurance without thirty (30) days prior written notice to Landlord.

On or before taking possession of the premises pursuant to the Lease, Tenant shall furnish Landlord with a certificate evidencing the aforesaid insurance coverage, and renewal certificates shall be furnished to Landlord at least thirty (30) days prior to the expiration date of each policy for which a certificate was theretofore furnished.

15. Tenant's Fire Insurance. Tenant shall, at Tenant's expense, maintain on all of Tenant's personal property and leasehold improvements and alterations on the premises a policy of standard fire insurance, with extended coverage, in the amount of their replacement value. All proceeds of any such insurance shall be applied to the restoration of fixtures, improvements and alterations. Any proceeds of such insurance remaining after such restoration shall belong to Tenant.

16. Assignment and Subletting. The parties intend that the Tenant will enter into rental agreements with the disabled homeless persons it intends to serve. Landlord consents to such rental agreements. Otherwise, neither this Lease nor any right hereunder may be assigned, transferred, encumbered, or sublet, in whole or in part, by Tenant, by operation of law or otherwise, without Landlord's prior written consent, which consent shall not be unreasonably withheld.

17. Inspection. Landlord shall have the right of reasonable inspection of the leased premises at all reasonable times and for said purpose shall have free access thereto.

18. Damage or Destruction. If the leased premises are materially damaged or destroyed by fire or any cause, the lease shall immediately terminate as of the date of damage or destruction.

19. Default; Remedies. IF TENANT SHALL DEFAULT IN PERFORMANCE OF ANY OF TENANT'S OBLIGATIONS UNDER THIS LEASE OR SHALL VIOLATE ANY TERM OR PROVISION OF THIS LEASE, LANDLORD MAY, UPON GIVING TENANT ANY NOTICE REQUIRED BY LAW, TERMINATE THIS LEASE AND UPON SUCH TERMINATION TENANT SHALL QUIT AND SURRENDER THE PREMISES TO LANDLORD.

If this Lease shall be terminated as herein provided, Landlord may immediately or at any time thereafter re-enter the premises and remove any and all persons and property therefrom; by any suitable proceeding, law or otherwise, without liability therefor, and re-enter the premises, without such re-entry diminishing Tenant's obligation to pay rental for the full term hereof.

20. Liens. Tenant shall not suffer or permit any lien to be filed against the premises, any building thereof, or any part thereof or the Tenant's leasehold interest, by reason of work, labor, services or materials performed or supplied to Tenant or anyone holding the premises or any part thereof under Tenant. If any such lien is filed against the premises or any improvement thereon or

Tenant's leasehold interest, Tenant shall cause the same to be discharged of record within thirty (30) days after the date of filing the same.

21. Indemnity by Tenant. Tenant agrees that Landlord shall not be liable for any claims for death of or injury to person or damages to or destruction of property sustained by Tenant, its sublessees, licensees, invitees, or by any other person in the premises, including without limiting the generality of the foregoing, any claims caused by or arising from the condition or maintenance of any part of the premises unless such damage is caused by the sole negligence of Landlord. Tenant hereby waives all claims therefor and agrees to indemnify and save Landlord harmless against any such claim, loss, damage or liability or any expense incurred by Landlord in connection therewith.

22. Notices. All notices, demands and requests to be given by either party to the other shall be in writing. All notices, demands and requests by Landlord to Tenant shall be sent by United States registered or certified mail, postage prepaid, addressed to Tenant at P.O. Box 2051, Wenatchee, Washington 98807-2051, or at such other place as Tenant may from time to time designate by notice to Landlord. All notices, demands and requests by Tenant to the Landlord shall be sent by United States registered or certified mail, postage prepaid, addressed to Landlord at City of Wenatchee, 129 South Chelan Avenue, Wenatchee, Washington 98801, or at such other place as Landlord may from time to time designate by notice to Tenant. Notice, demands, and requests served upon Landlord or Tenant as provided in this Section in the manner aforesaid shall be deemed sufficiently served or given for all purposes hereunder at the time such notice, demand, or request shall be so mailed in any post office in Wenatchee, Washington.

23. Performance of Covenants. If Tenant shall fail to make any payment or perform any of the Tenant's obligations under this Lease, Landlord may, without notice to or demand upon Tenant and without waiving or releasing Tenant from any obligations of Tenant under this Lease, make such payment or perform such obligation in such manner and to such extent as Landlord deems desirable. All sums so paid by Landlord and all necessary costs and expenses in connection with the performance of any such obligation by Landlord, together with interest thereon at the rate of twelve percent (12%) per annum, compounded monthly, from the date of the making of such expenditure by Landlord, shall be deemed additional rent hereunder and shall be payable to Landlord on demand.

24. Surrender of Premises. Tenant, at the expiration or sooner termination of this Lease, shall quit and surrender the premises in good, neat, clean and sanitary condition, except for reasonable wear and tear and damage not caused by any act or omission by Tenant, its employees, agents, invitees or licensees.

25. Holdover. If Tenant lawfully holds over after the expiration of the term of this Lease, such tenancy shall be a month-to-month tenancy. During such tenancy Tenant agrees to pay Landlord the same rate of rental as provided herein, and to be bound by all of the terms, covenants and conditions herein specified.

26. Force Majeure. Landlord's failure to perform any of its obligations under this Lease shall be excused if due to causes beyond the control and without fault or negligence of Landlord, including but not restricted to acts of God, acts of the public enemy, acts of any government, fires, floods, epidemics and strikes.

27. Miscellaneous.

(a) Non-waiver. No failure of Landlord to insist upon the strict performance of any provision of this Lease shall be construed as depriving Landlord of the right to insist on strict performance of such provision or any other provision in the future. No waiver by Landlord of any provision of this Lease shall be deemed to have been made unless expressed in writing and signed by Landlord. No acceptance of rent or of any other payment by Landlord from Tenant after any default by Tenant shall constitute a waiver of any such default or any other default. Consent by Landlord in any one instance shall not dispense with necessity of consent by Landlord in any other instance.

(b) Attorneys' Fees. If an action be commenced to enforce any of the provisions of this Lease, each party shall bear its own attorneys fees and costs.

(c) Governing Law. This Lease shall be governed by the law of the State of Washington.

(d) Entire Agreement. This document contains the entire and integrated agreement of the parties and may not be modified except in writing signed and acknowledged by both parties.

(e) Remedies Cumulative. The specified remedies to which Landlord may resort under the terms of this Lease are cumulative and are not intended to be exclusive of any other remedies or means of redress to which Landlord may lawfully be entitled in case of any breach or threatened breach by Tenant of any provisions of this Lease. In addition to the other remedies in this Lease provided, Landlord shall be entitled to the restraint by injunction of the violations, or attempted or threatened violation, of any of the covenants, conditions, or provisions of this Lease.

(f) Time. Time is of the essence to this Lease.

(g) Binding Effect. Subject to the provisions of Section 16 hereof, this Lease shall be binding upon the parties hereto and upon their respective executors, administrators, legal representatives, successors and assigns.

28. Memorandum of Lease. Unless both parties consent thereto in writing, this Lease shall not be placed of record. Landlord and Tenant agree to execute and place of record a Memorandum of Lease evidencing the commencement date and expiration date of this Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Lease at Wenatchee, Washington, the day and year noted below.

LANDLORD:

CITY OF WENATCHEE

By _____
FRANK KUNTZ, Mayor

Dated: _____

TENANT:

WOMEN'S RESOURCE CENTER OF
NORTH CENTRAL WASHINGTON

By _____
LAUREL TURNER, Director

Dated: _____

STATE OF WASHINGTON)
) ss.
County of Chelan)

I certify that I know or have satisfactory evidence that Frank Kuntz is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of the City of Wenatchee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

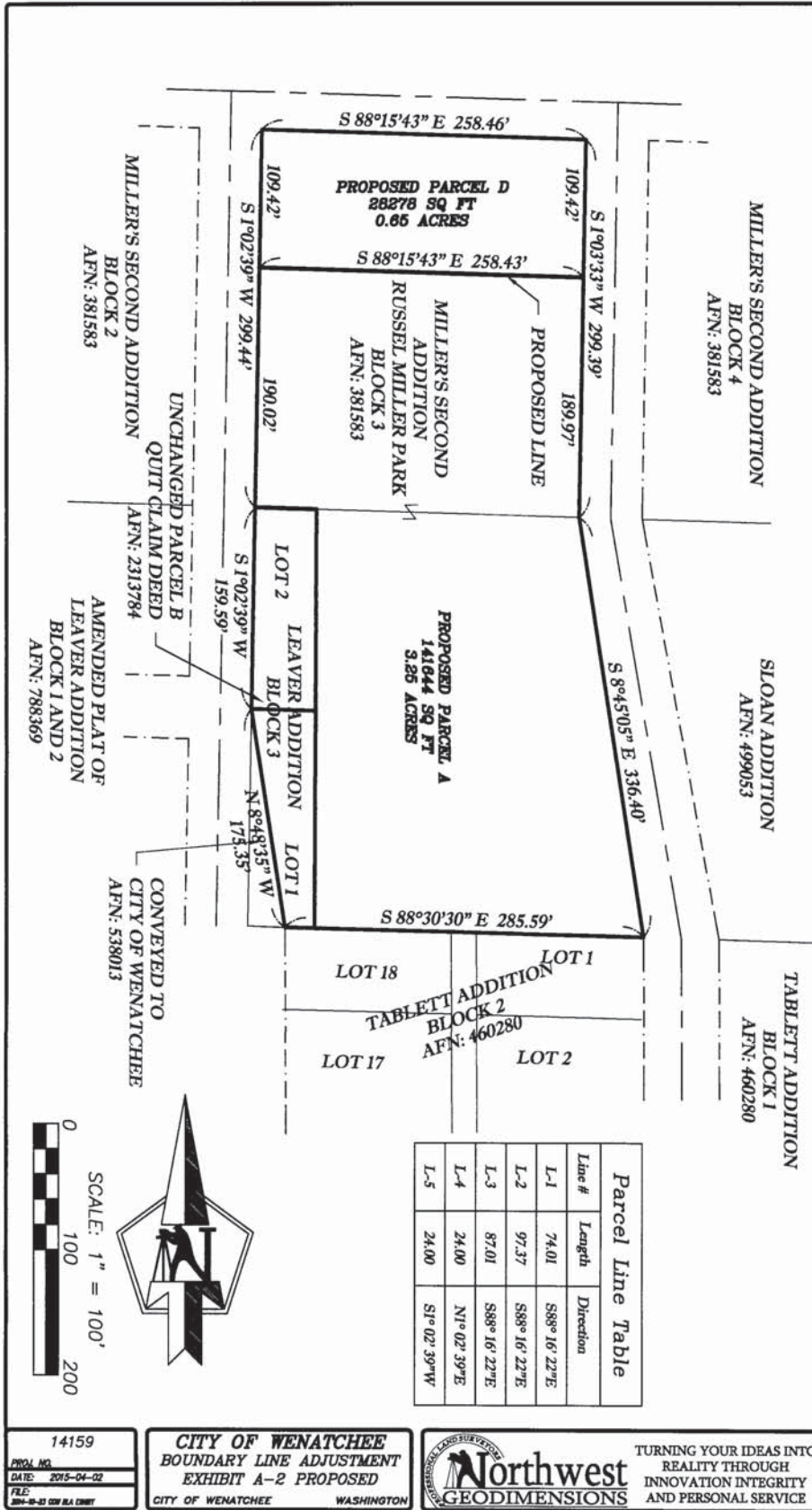
DATED this ____ day of _____, 2017.

(signature)

(printed or typed name)
NOTARY PUBLIC, State of Washington
My Commission Expires _____

LEASE

Page 6 of 6



TO: Frank Kuntz, Mayor
City Council

FROM: Steve King, Economic Development Director

SUBJECT: Northwest Wholesale Property Surplus (Michelsen Packaging)

DATE: August 6, 2017

MEETING DATE: August 10, 2017

I. OVERVIEW

The city is in the process of purchasing property on North Wenatchee Avenue from Northwest Wholesale. The city is purchasing this property to facilitate the acquisition of right of way for public streets and redevelopment of properties impacted in the 2015 Sleepy Hollow fires. The purchase negotiations contemplate a simultaneous closing will occur in which the city will purchase all of Northwest Wholesale's property, retain right of way, and then sell a portion (Parcel A) to Michelsen Packaging. Anticipating this transaction requires that the city declare surplus to its needs the remaining property after all right of way and easements have been retained. The attached resolution includes an exhibit depicting the property to be sold in the transaction. This property is currently occupied by Michelsen Packaging.

II. ACTION REQUESTED

Staff recommends the City Council pass Resolution No. 2017-42 declaring certain real property surplus to the needs of the City of Wenatchee.

III. FISCAL IMPACT Submitted to the Finance Committee Yes No

This action does not have a 2017 budget impact.

IV. PROPOSED PROJECT SCHEDULE

The closing on this property is expected to happen this early fall.

V. REFERENCE(S)

1. Resolution 2017-42

VI. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Allison Williams, Executive Services Director
Brad Posenjak, Finance Director

RESOLUTION NO. 2017-42

A RESOLUTION, declaring certain real property surplus to the needs of the City of Wenatchee.

WHEREAS, the City of Wenatchee is purchasing the real property commonly known as 1101 Hawley Street, Wenatchee, Washington, more particularly described as follows:

See Exhibit "A" attached hereto.

WHEREAS, the purchase of the real property described herein is part of a multiple parcel three-party transaction which will close simultaneously; and

WHEREAS, as part of the transaction the City will acquire an easement for an alleyway and an option to purchase right of way in the future; and

WHEREAS, the described real property is surplus to the needs of the City; and

WHEREAS, the City of Wenatchee has the statutory authority to dispose of said real property under RCW 35A.11.010.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, as follows: The real property known as 1101 Hawley Street, Wenatchee, Washington, Wenatchee, Washington, and legally described as follows, is declared surplus to the needs of the City of Wenatchee:

See Exhibit "A" attached hereto.

**PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE** at a regular meeting thereof this 10th day of August, 2017.

CITY OF WENATCHEE, a Municipal
Corporation

By _____
FRANK KUNTZ, Mayor

ATTEST:

By _____
TAMMY L. STANGER
City Clerk

APPROVED:

By _____
STEVE D. SMITH, City Attorney

Exhibit "A"

Parcel A – After Adjustment (NW Wholesale - Michelsens):
A.P.N.: 232033110750

A parcel of land in the northeast quarter Section 33, Township 23 North, Range 20, E.W.M., Chelan County, Washington, comprising part of the northeast quarter of the northeast quarter of said Section 33 and part of Block 5 of Powell's Addition to Wenatchee, according to the plat thereof recorded in Volume 1 of Plats, page 7, and part of the adjacent vacated streets and being more particularly described as follows:

Commencing at the concrete monument at the center of the northeast quarter of said Section 33; thence North $61^{\circ}04' \frac{1}{2}'$ East for 224.4 feet to a steel axle and the TRUE POINT OF BEGINNING; thence continue North $61^{\circ}04' \frac{1}{2}'$ East for 230.2 feet to the westerly right of way line of the Great Northern Railway; thence North $28^{\circ}57' \frac{1}{2}'$ West along said right of way for 473.51 feet to a point on the southerly right of way line of County Road No. 125-B, known as Hawley Street; thence North $73^{\circ}49' \frac{1}{2}'$ West for 42.3 feet along the South right of way line of Hawley Street; thence, South $71^{\circ}18' \frac{1}{2}'$ West along said right of way for 200.2 feet to a steel axle lying at a point being the northeast corner of that certain tract of land conveyed to Frank Harle and Anton Harle, in instrument recorded under Auditor's No. 497305; thence South $28^{\circ}57' \frac{1}{2}'$ East for 504.46 feet to the point of beginning;

TOGETHER WITH a parcel of land situated in the northeast quarter of the northeast quarter of Section 33, Township 23 North, Range 20 E.W.M., Chelan County, Washington, described as follows:

Commencing at the northwest corner of the southeast quarter of the northeast quarter of said Section 33 and running thence N $61^{\circ}04' \frac{1}{2}'$ E for 396.6 feet to the TRUE POINT OF BEGINNING of this description; thence continuing on the same course to the West right of way of the Great Northern Railway; thence S $28^{\circ}57' \frac{1}{2}'$ E along said West right of way to a point which is 66.5 feet S $89^{\circ}38' E$ of the true point of beginning; thence 66.5 feet in a straight line to the TRUE POINT OF BEGINNING;

AND TOGETHER WITH that portion of Lot 1, Northwest Addition to Wenatchee, according to the plat thereof recorded in Volume 5 of Plats, page 17, records of said County, lying northeasterly and northwesterly of a line being more particularly described as follows:

Commencing at the TRUE POINT OF BEGINNING for said line, said point being the southerly corner of Parcel A set forth and defined by Record of Survey recorded June 6, 2017, under Auditor's File Number 2458740, records of said County; thence South $29^{\circ}18'35''$ East 133.20 feet; thence North $58^{\circ}14'32''$ East 229.97 feet, more or less, to a point on the southwesterly right of way line of the Burlington Northern Santa Fe Railroad (previously Great Northern Railway) and the TERMINUS for said line;


EXCEPT that portion conveyed to the City of Wenatchee by deed recorded March 9, 1990 under Auditor's No. 9003120002.



**City of
Wenatchee**
Office of City Attorney

Memorandum

TO: Mayor Frank Kuntz
Wenatchee City Council

FROM: Steve Smith, City Attorney 

MEMO DATE: August 4, 2017

MEETING DATE: August 10, 2017

RE: Public Records Act – Proposed Ordinance 2017-17

I. Overview

As you are aware, the Public Records Act (“PRA”) requires state and local agencies to make their records available to the public for inspection and copying upon request unless the record or information in the record is statutorily exempt from disclosure. An agency may not charge a fee for locating and making the records available for inspection. However, an agency may charge a fee for the costs associated with the copying of the records. If it is too burdensome for an agency to determine the actual cost for copying, the agency may charge a default rate as set forth in the PRA.

Engrossed House Bill 1595, which amends the PRA, passed the Washington State Legislature on April 20, 2017, and was signed by the Governor on May 16, 2017. Engrossed House Bill 1595, also known as Chapter 304, Laws 2017, has an effective date of July 23, 2017.

Prior to the Bill’s passage, an agency was only permitted to charge fees for hard copies of public records. With the passage of the Bill, agencies are now authorized to charge for providing copies of electronically produced records. The Bill sets forth a default rate that may be used as long as an agency declares the reasons that determining actual costs would be unduly burdensome.

Proposed Ordinance No. 2017-17, Section I, declares that determining the actual costs would be unduly burdensome as it interferes with the operations of the City as it is quite cumbersome to determine the actual costs and that costs are consistently fluctuating. However, if a third party is used to make copies of the records, then actual costs may be determined by the invoice of the third party and will be directly passed to the requestor.

For certain items, such as postage or packing materials used to mail copies of records, the Bill does not have a default rate listed. As a result, an agency is left with charging actual costs. Proposed Ordinance No. 2017-17, Section 3, outlines the default rates for copies of various records and provides the types of records/delivery charges where an actual cost must be determined.

It is my understanding that certain departments within the City will waive fees for obtaining public records when the fee is \$5.00 or less. If a fee waiver is to be done, the Bill states that a fee may only be waived pursuant to an agency rule or regulation. Consequently, Section 3 of the proposed ordinance also allows for the City's Public Records Officer to waive a fee when the total estimated fee is \$5.00 or less.

In essence, Proposed Ordinance No. 2017-17 permits the City to charge for hard copies, electronic copies and delivery fees and costs, which are permitted under the Bill.

II. Action Requested

The Office of the City Attorney recommends that the City Council approve Ordinance No. 2017-17.

III. Fiscal Impact

An analysis of the fiscal impact of proposed Ordinance No. 2017-17 upon the City has not been made.

IV. References

1. Engrossed House Bill 1595; CH304, Laws 2017 (not attached).
2. Proposed Ordinance No. 2017-17 (attached).

ORDINANCE NO. 2017-17

AN ORDINANCE, amending Ordinance No. 2000-08, Section VI and adding a new section in Ch. 1.99 of the Wenatchee City Code regarding the fees imposed for copies of public records.

WHEREAS, The Public Records Act (“PRA”) under Chapter 42.56 RCW requires local agencies to make their records available to the public for inspection and copying upon request, unless the information is exempt under the PRA or another law.

WHEREAS, An agency may not charge a fee for locating and making records available for inspection, but an agency may charge a fee for copies of records.

WHEREAS, Chapter 304, Laws 2017, also known as Engrossed House Bill 1595, was passed by the Washington State legislature, and it permits agencies to establish a fee schedule for paper copies and electronic copies of records.

WHEREAS, Chapter 304, Laws 2017 became effective July 23, 2017.

WHEREAS, the City would like to impose a fee schedule for copies of public records.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO HEREBY ORDAIN as follows:

SECTION I

Pursuant to Chapter 304, Laws 2017, Section 3, the City Council of the City of Wenatchee hereby declares that determining the actual costs for making copies for public records is unduly burdensome as the costs fluctuate and determining such would interfere with

the operations of the City; provided that if a third party is used to make copies then the City's actual costs may be determined and charged to a requester.

SECTION II

Ordinance 2000-08, Section VI, Subsection 6.5, also cited as 1.90.060(5),

is hereby amended to read in its entirety:

Fees for copies of public records shall be imposed pursuant to the fee schedule in Chapter 1.99 of the Wenatchee City Code.

SECTION III

A new section to Chapter 1.99 of the Wenatchee City Code entitled

“Public record fees” shall be added and it shall read as follows:

1.99.070 Public record fees.

1. Fees.

The City shall charge the following fees for copies of public records or use of City equipment to make copies:

Type of Record/Delivery	Fee
Standard sized (8 ½ x 11) black and white paper copies of public records maintained on paper or maintained electronically and printed on paper	15 cents per page (each side is one page)
Scanned paper records	10 cents per page (each side is one page)
Nonstandard copies (oversized copies, colored copies, photographs, and similar types of records)	Actual cost
Records copied by an outside vendor. An outside vendor may be used due to volume, current workload of City staff, unique nature of the request, or any other reason.	Actual cost

Electronic files or attachments uploaded to email, cloud-based data storage service, or other means of electronic delivery	5 cents per each four files or attachments
Transmission of records in an electronic format	10 cents per gigabyte
Container, packaging materials, or envelope used to mail copies	Actual cost
Digital storage media or device (DVD, CD, thumb drive, flash drive, and other similar items)	Actual cost
Postage or delivery charge	Actual cost
Use of information technology expertise to prepare data compilations, or to provide customized electronic access services	Actual cost

2. Combined Fees.

The fees in WCC 1.99.070(1) may be combined to the extent that more than one type of fee applies to copies provided in response to a particular public record request.

3. Deposit.

Prior to making any copies, the City may require a deposit in an amount not to exceed ten percent of the estimated fee for providing copies of the public records to the requestor.

4. Advance Payment of Fees.

The City may require payment of any or all fees prior to providing the copies of the public records to the requestor.

5. Waiver of Fees.

The City's Public Records Officer may waive any or all fees for a requestor when the total estimated fees for copies of public records for a particular public record request are \$5.00 or less.

SECTION IV

If any section, subsection, sentence, clause or phrase of this Ordinance is declared or judged by a court of competent jurisdiction to be invalid or unconstitutional, such adjudication shall in no manner affect the remaining portions of this Ordinance which shall be in full force and effect as if said section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof.

SECTION V

This Ordinance shall take effect thirty (30) days from and after its approval and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, at a regular meeting thereof, this _____ day of _____, 2017.

CITY OF WENATCHEE, a Municipal
Corporation

By: _____
FRANK KUNTZ, Mayor

ATTEST:

By: _____
TAMMY STANGER, City Clerk

APPROVED:

By: _____
STEVE D. SMITH, City Attorney

TO: Frank Kuntz, Mayor
City Council

FROM: Steve King, Economic Development Director
Matt Leonard, Public Works Director

SUBJECT: Budget Authorization – McKittrick Street Right of way purchase

DATE: August 6, 2017

MEETING DATE: August 10, 2017

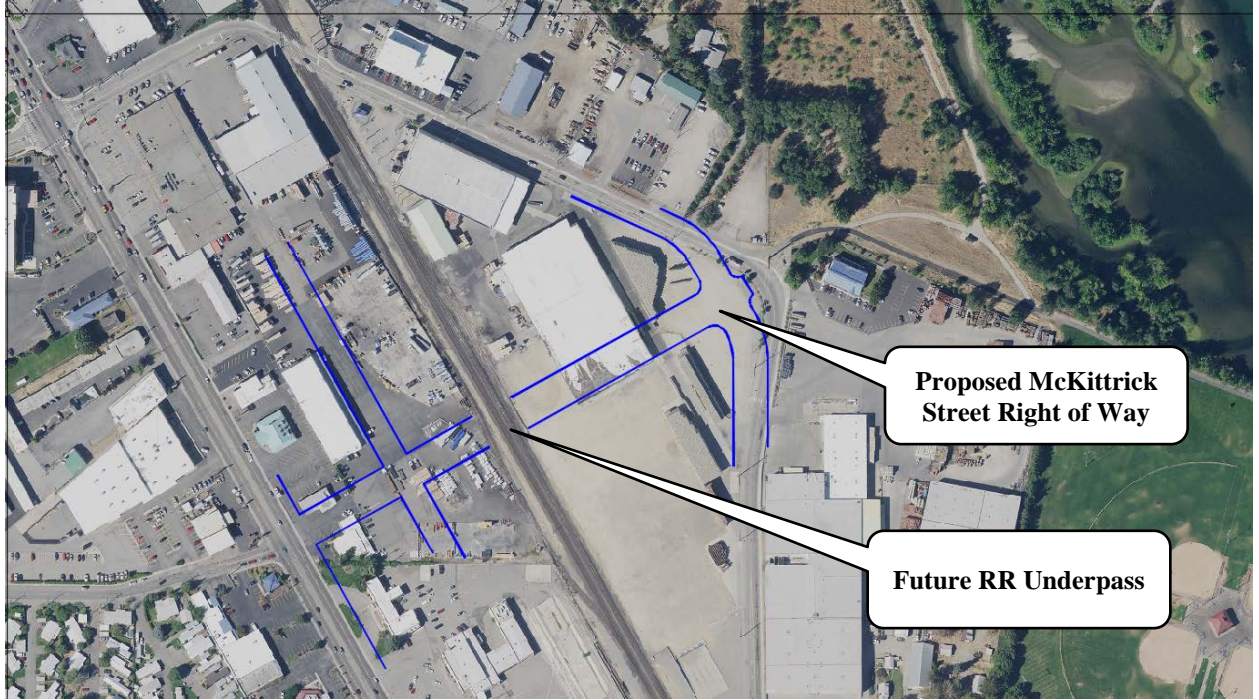
I. OVERVIEW

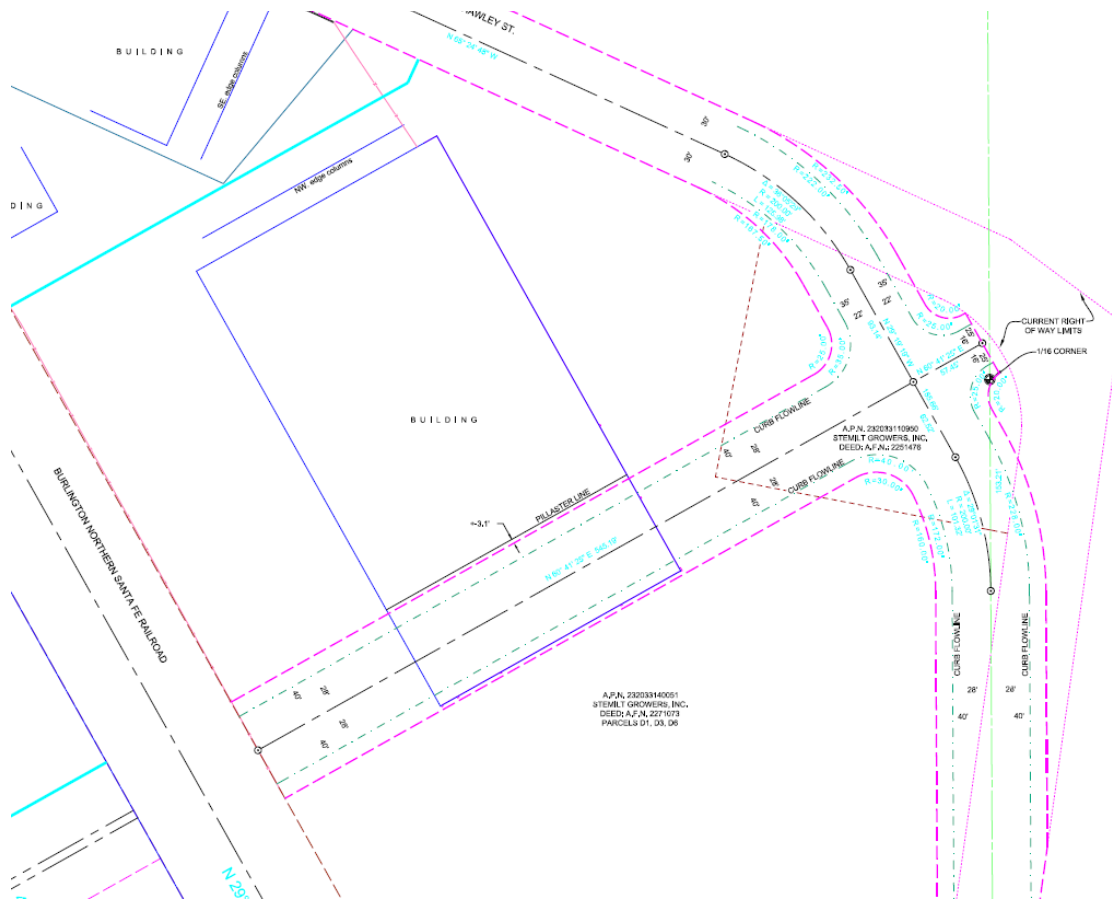
City staff have been working with Stemilt Growers to coordinate a public private partnership that will facilitate the extension of McKittrick Street across the BNSF railroad tracks to Miller Street. The McKittrick Street extension was identified in the North Wenatchee Master Plan as a signature street supporting the redevelopment of the area impacted by the Sleepy Hollow fires. The city is pursuing a railroad underpass at this location and thus this partnership will constitute securing right of way for the future underpass. In addition, identification of right of way will provide certainty for Stemilt in terms property configurations related to road right of way. Stemilt Growers has agreed to work with the city in partnership as both the city and Stemilt receives mutual benefit by establishing this right of way and constructing the extension of McKittrick Street. This partnership is consistent with the adopted 2017 Comprehensive Plan.



The actual construction of the street will depend on the city's success of obtaining grants. This year, the city solicited funding from the Community Economic Revitalization Board to construct an at-grade crossing as an interim measure. However, funding did not materialize due to the lack of passage of a State capital budget. The City and Stemilt have agreed to work together to continue to secure funding for an at-grade crossing and ultimately an underpass.

A preliminary budget estimate has been developed for the right of way of \$1.2 Million. This investment will include removal of approximately 80 feet of an existing building that was slightly damaged in the fires as well as securing right of way as depicted below. This proposal is different from the Master Plan in that the realignment of Miller is further east. This will lessen the intensity of development as compared to the North Wenatchee Master Plan resulting in fewer residential units. This change has been requested by Stemilt to facilitate use of property along the RR tracks.





II. ACTION REQUESTED

Staff recommends the City Council authorize the expenditure of up to \$1.25 Million for the purchase of right of way associated with the McKittrick Street Extension and further authorize the Mayor to negotiate the terms of a public private partnership development agreement.

III. FISCAL IMPACT Submitted to the Finance Committee Yes No

This expenditure will utilize the city's line of credit. There will be no 2017 budget impact, however, debt service for this expenditure is estimated at approximately \$50,000 which will be incurred beginning in 2018.

IV. PROPOSED PROJECT SCHEDULE

This purchase will occur early this fall. The city will secure appraisals and follow the Federal Right of Way Acquisition process to secure this property under the premises of a public private partnership.

V. REFERENCE(S): N/A

VI. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Allison Williams, Executive Services Director
Brad Posenjak, Finance Director

TO: Frank Kuntz, Mayor
City Council

FROM: Steve King, Economic Development Director
on behalf of the city building development team

SUBJECT: Federal Building Pre-purchase Agreement

DATE: August 6, 2017

MEETING DATE: August 10, 2017

I. OVERVIEW

The City of Wenatchee and LocalTel have been working together exploring how to partner in the ownership in the Federal Building. The City and LocalTel Federal Building LLC signed a Memorandum of Understanding approved by the City Council on June 8, 2017. The MOU specified a target date of entering into a purchase and sale agreement by the end of July. After further review, both parties agreed that a pre-purchase agreement would be appropriate prior to a purchase and sale agreement. This pre-purchase agreement will provide surety for LocalTel Federal Building LLC to pursue developing a condominium for the division of space. Additionally, the city is in the process of securing services from an architectural firm to help in the analysis of the building as well as development of space planning. The information gained from this work will help with the development of the condominium and an association.

LocalTel Federal Building LLC closed on the Federal Building at the end of July and thus can enter into this agreement as the new building owner. The pre-purchase agreement outlines the approximate square footage to be acquired by the city, principles for the condo association, and pricing parameters. The price of purchase and costs to develop the condominium will be split upon a pro-rated basis (approximately 50%). The agreement also includes contingency provisions for both parties should the work going forward discover an unworkable situation for either party.

II. ACTION REQUESTED

Staff recommends the City Council authorize the Mayor to sign a pre-purchase agreement with LocalTel Federal Building, LLC. In anticipation of purchasing a portion of the Wenatchee Federal Building.

III. FISCAL IMPACT Submitted to the Finance Committee Yes No

Entering into this agreement has a minimum budget impact of \$20,000 if the City decided not to proceed with the purchase of the building based on the contingencies in the agreement. Assuming the purchase proceeds, then the next step would be to enter into a full purchase and sale agreement. The estimated full purchase price is estimated at \$2.2 Million to \$2.5 Million depending of the level of capitalization required. The funds are expected to come from a supplemental budget appropriation transfer out from the General fund. If necessary, the city might utilize an interfund loan to serve as interim financing until bonds are issued for the development of the building.

IV. PROPOSED PROJECT SCHEDULE

The process of working through the contingencies and developing a condo association will occur this fall. It is anticipated that a purchase and sale agreement will be developed late this fall in preparation for closing around the new year.

V. REFERENCE(S)

1. Pre-purchase agreement with LocalTel Federal Building, LLC

VI. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Allison Williams, Executive Services Director
Brad Posenjak, Finance Director

**PRE-PURCHASE AGREEMENT
BETWEEN
THE CITY OF WENATCHEE
AND
LOCALTEL FEDERAL BUILDING, LLC**

THIS PRE-PURCHASE AGREEMENT (“Agreement”) is entered into by and between the City of Wenatchee, a municipal corporation of the State of Washington (“City”) and LocalTel Federal Building, LLC, a Washington limited liability company (“LocalTel Fed”) for the purposes set forth herein.

R E C I T A L S:

WHEREAS, LocalTel Fed entered into an agreement with the federal government of the United States of America to purchase the building and real property located at _____, Wenatchee, Washington, commonly known as the “Federal Building”; and

WHEREAS, LocalTel Fed desires to relocate its affiliate corporate headquarters into the Federal Building; and

WHEREAS, the Federal Building has more space than LocalTel Fed or its corporate affiliate requires; and

WHEREAS, the City has determined that it needs a new City Hall to facilitate future growth of the City; and

WHEREAS, the structure, building characteristics and location of the Federal Building is well suited for a City Hall in the long-term interests of the City; and

WHEREAS, the City has completed the South Wenatchee Sub-Area Plan which identified the importance of the Federal Building to the neighborhood and for keeping a governmental center in or near downtown Wenatchee; and

WHEREAS, a public-private effort to own and operate the Federal Building in the form of a condominium would be of mutual benefit to LocalTel Fed and the City; and

WHEREAS, certain tasks to create a condominium need to be completed before the parties will be in a position to enter into a purchase and sale agreement and such tasks have a cost associated with them; and

WHEREAS, the parties desire to set forth their agreement as to completing the tasks necessary to create a condominium for the Federal Building.

AGREEMENT:

NOW, THEREFORE, the parties agree as follows:

1. Creation of Condominium. LocalTel Fed shall hire Northwest Geodimensions to prepare the necessary drawings to create a condominium of the Federal Building identifying the separate units desired by LocalTel Fed and by the City together with the necessary common areas. The general concept is that LocalTel Fed and the City will each own approximately 50% of the existing net leasable area. LocalTel Fed will retain the basement, a portion of the first floor as depicted in Exhibit A, and the third floor. The City will purchase the second floor, a portion of the first floor as depicted in Exhibit A, the mezzanine, less common areas and less the area retained by LocalTel Fed. All of the square footage will be verified according to a condominium survey. LocalTel Fed intends on using the roof area to site communication equipment and thus will own the roof area over the second and third floors. The City may create an atrium and thus will retain the roof area over the lower level floors directly above the city's ownership area. LocalTel Fed will own the roof area on the lower levels directly over their ownership area.

The condominium bylaws and covenants shall provide for equal control and voting rights in the management of the condominium between LocalTel Fed and the City. In general concept,

a three person board is anticipated including one representative from LocalTel Fed, one from the City, and one nonbiased third party member appointed by LocalTel and the City based on mutual agreement. Cost of maintenance of the common areas shall be shared equally. The cost of maintenance and operation of the building and the systems held in common shall be based on a prorata share of the net current finished floor area. The finished floor areas will be adjusted as additions are constructed. LocalTel Fed and the City anticipate having the condominium association contract for maintenance services and property management services to manage excess leasable area on behalf of and in the best interest of the building. LocalTel Fed and the City agree to work through the details of development of the condominium association bylaws. The condominium association is anticipated to be a non-profit entity.

2. Purchase and Sale. Upon completion of the formation of the condominium, the City and LocalTel Fed shall enter into negotiations for a mutually agreeable purchase and sale agreement for the condominium unit desired by the City consistent with this Agreement.

3. Price. The purchase price of the City's condominium unit shall be \$2,000,000. The city shall be responsible for excise tax, and structural components of the condominium space dividing wall on the first floor.

4. Contingencies. The party's obligations under this agreement shall be contingent on the following:

a. Mutual agreement and acceptance of the bylaws and covenants of the condominium including legal review for establishment of a public private partnership;

b. Review and acceptance of the building structural condition and capacity for the creation of a mezzanine and reasonable remodeling costs compliant with applicable building codes;

c. Review and acceptance of building systems and the reasonable costs for establishment of a capital replacement and emergency maintenance fund;

d. Review and acceptance of the cost to maintain the facility including any deferred maintenance; and

e. The ability to utilize the building for each party's intended purpose as generally outlined in this agreement.

5. Costs.

a. Notwithstanding the contingencies set forth above, the City shall pay LocalTel Fed up to \$20,000 to reimburse it for its' costs incurred to create the condominium (survey, owner's association, formation, drafting bylaws and covenants, including its' attorney's fees therefore, and recording fees) in the event the City declines to enter into a purchase and sale agreement with Local Tel Fed.

b. Except as otherwise provided hereinabove, each party agrees to bear and pay its own expenses in connection with the negotiation and implementation of this Agreement, including, but not limited to, its attorneys' fees and consultant fees.

6. Notices. Any notices to be given under this Agreement shall be delivered in person or mailed to the parties at the following addresses:

To the City: Mayor
City of Wenatchee
140 South Mission Street
P.O. Box 519
Wenatchee, WA 98807-0519

To LocalTel Fed: _____

7. Drafting. Each party has fully participated in the drafting of this Agreement. Therefore, the Agreement shall be construed according to its fair meaning without regard to which party drafted a particular provision.

8. Further Cooperation. The parties shall cooperate in good faith and execute such documents as necessary to effectuate the purposes and intent of this Agreement.

9. Entire Agreement. The entire agreement between the parties hereto is contained in this Agreement and this Agreement supersedes all of the parties' previous understandings and agreements, written and oral, with respect to this transaction. This Agreement may be amended only by written instrument executed by the parties subsequent to the date hereof.

10. Binding Effect. The Agreement shall be binding upon and inure to the successors and assigns of both parties.

DATED this ____ day of _____, 2017.

CITY OF WENATCHEE

LOCALTEL FEDERAL BUILDING, LLC

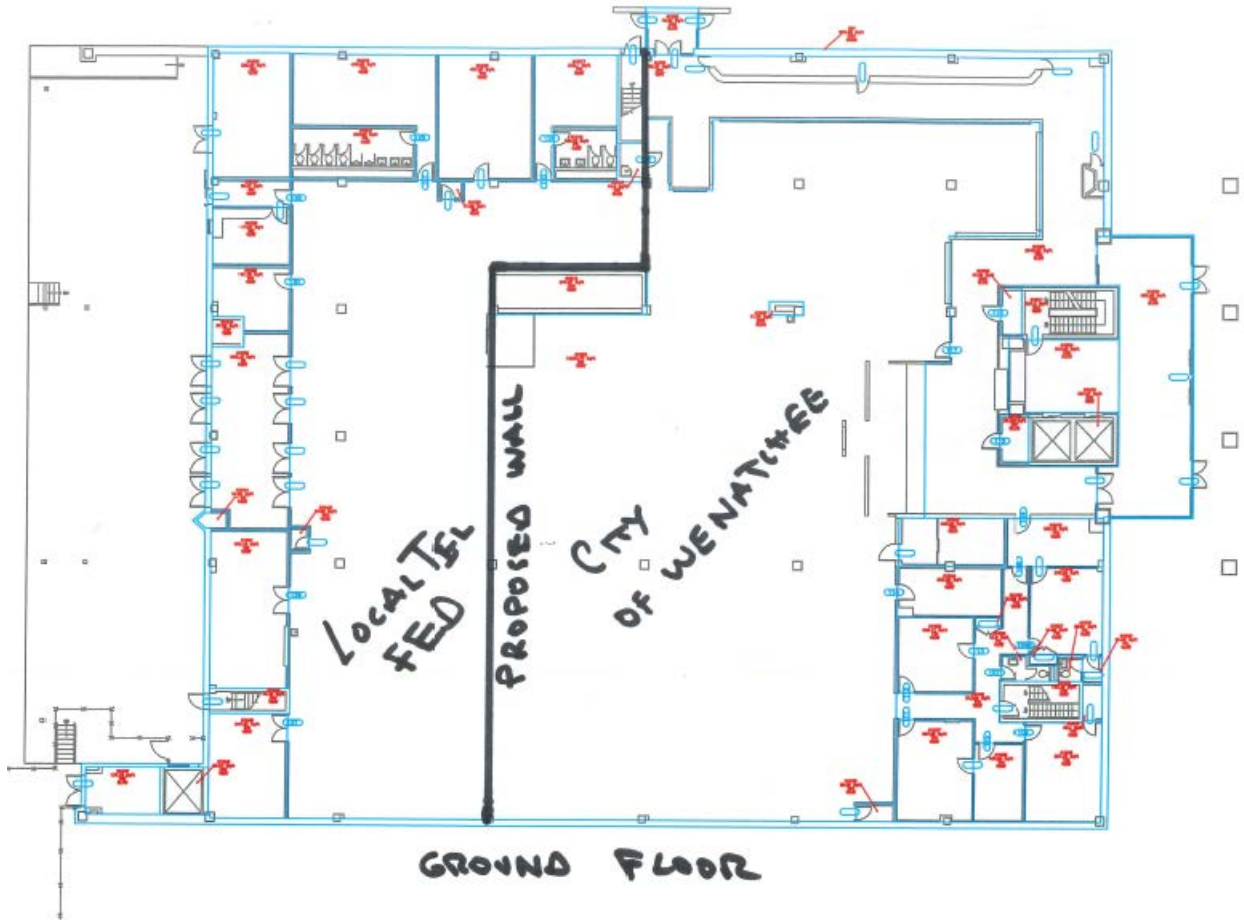
By _____
FRANK KUNTZ, Mayor

By _____
DMITRI MANDELES
Member/Manager

By _____
JOHN SEABECK
Member/Manager

Exhibit A

Proposed Condominium Separation Wall



**AGENDA REPORT
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

TO: Wenatchee City Council

FROM: Community & Economic Development Staff

SUBJECT: Proposed Addition of Property to Wenatchee Register of Historic Places

DATE: August 8, 2017 HEARING DATE: August 10, 2017

I. OVERVIEW

On June 1, 2017, the City of Wenatchee Community Development Department received a nomination from Ronald and Jeanne Lodge, RAJL Properties LLC (property owner) for addition of the property located at 708 S. Wenatchee Avenue, also known as the South End Safeway Building, to the Wenatchee Register of Historic Places. Wenatchee City Code Section 2.36.120 provides the process for designating properties to the Wenatchee register of historic places which states that the Historic Preservation Board will make a recommendation to the city council. The Wenatchee Historic Preservation Board held a public meeting on July 5, 2017 and closed the public record and made deliberation at their August 2, 2017 meeting in which the board voted 7 to 0 to recommend approval of the request to add the property to the Wenatchee Register of Historic Places. The purpose of the August 10, 2017 public hearing before the City Council is to consider addition of the property to the Wenatchee Register of Historic Places, hear public testimony, and consider either approval or denial of the request.

ACTION REQUESTED

Planning staff has provided suggested findings of fact and conclusions of law in support of the Historic Preservation Board recommendation incorporated within the proposed Resolution. The original staff report and draft minutes from the Historic Preservation Board proceedings have been enclosed for your review.

A draft motion for the Wenatchee City Council's consideration:

Draft Motion: I move to approve the request for addition of 708 S. Wenatchee Avenue to the Wenatchee Register of Historic Places based upon the findings of fact and conclusions of law contained within Resolution 2017-43.

II. FISCAL IMPACT

No known fiscal impacts can directly be attributed to the proposed addition of the subject property to the Wenatchee Register of Historic Places.

III. PROPOSED PROJECT SCHEDULE

Not applicable.

**AGENDA REPORT
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

IV. REFERENCE(S)

1. Draft Resolution No. 2017-43.
2. Community Development staff reports dated July 5th, 2017.
3. Historic Preservation Board Minutes for July 5th, 2017.

RESOLUTION NO. 2017-43

A RESOLUTION, adding 708 S. Wenatchee Avenue to the Wenatchee Register of Historic Places

WHEREAS, the Wenatchee Historic Preservation Board, after duly publicized public hearing on July 5, 2017 and August 2, 2017, has made certain recommendations to the City Council as to the addition of 708 S. Wenatchee Avenue to the Wenatchee Register of Historic Places; and

WHEREAS, the Wenatchee City Council having considered the recommendations of the Wenatchee Historic Preservation Board and in support hereof makes the following findings of fact and conclusions of law with request to the addition of 708 S. Wenatchee Avenue to the Wenatchee Register of Historic Places.

Findings of Fact:

1. The subject property is located at 708 S. Wenatchee Avenue, WA and is identified as Assessor Parcel Number: 22-20-10-815-572.
2. The applicant/owner is Ronald and Jeanne Lodge, RAJL Properties LLC, 1010 Idaho Street, Wenatchee, WA 98801
3. The building is significant because it embodies the distinctive architectural characteristics reflect in the Art Deco details.
4. The building was construct in 1941 a period of significance.
5. The building is significant for its association with Safeway and represents the style of Safeway stores being built during the period of significance.
6. A complete application was submitted in accordance with Wenatchee City Code on June 1, 2017.
7. The application is a nomination of the subject property to be placed on the Wenatchee Register of Historic Places.
8. Appropriate notice was accomplished in accordance with Wenatchee City Code Title 13.
9. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to recommending approval of

nominations of properties from the Wenatchee Register of Historic Places to the Wenatchee City Council.

10. On July 5th, 2017 and August 2nd, 2017, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request to add the property located at 708 S. Wenatchee Avenue to the Wenatchee Register of Historic Places.
11. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Conclusions of Law:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. WCC 2.36.110 provides the guidelines for adding properties from the Wenatchee Register of Historic Places.
3. The request for nomination is from the property owner to add the property from the Wenatchee Register of Historic Places.
4. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY

COUNCIL OF THE CITY OF WENATCHEE as follows:

The Wenatchee Register of Historic Places is amended to add 708 S. Wenatchee Avenue, as set forth in attachment "A" attached hereto and incorporated herein as though fully set forth.

BE IT FURTHER RESOLVED, that this resolution shall be effective immediately.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE

at a regular meeting thereof this 10th day of August, 2017

CITY OF WENATCHEE, a Municipal
Corporation

By: _____
FRANK KUNTZ, Mayor

ATTEST:

By: _____
TAMMY L. STANGER
City Clerk

APPROVED:

By: _____
STEVE D. SMITH
City Attorney

STAFF REPORT
HP-17-05, 708 S. WENATCHEE AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community and Economic Development Staff
RE: Nomination of 135 N. Wenatchee to be placed on the Wenatchee Register of Historic Place
DATE: July 5th, 2017

I. SUMMARY OF REQUEST

Description of Request:

The City of Wenatchee has received a nomination submitted by Ronald and Jeanne Lodge to have his property located at 708 S. Wenatchee Avenue, also known as Wenatchee South End Safeway Building to be listed on the City of Wenatchee Register of Historic Places.

II. GENERAL INFORMATION

Applicant/owner: Ronald and Jeanne Lodge, RAJL Properties LLC
1010 Idaho Street
Wenatchee, WA 98801
Department Review: City of Wenatchee Community & Economic Development Staff

Location and/or legal description: The subject property is located at 708 S. Wenatchee Avenue, Wenatchee, WA and legally described as Lot 1 of the northerly 30 feet of Lot 2, Block 59, Replat of First Addition to Wenatchee, Chelan County, Washington, according to the plat thereof recorded in volume 1 of plats, page 41, and is approximately 0.36 acre in area. The parcel is identified as Assessor's Parcel Number: 22-20-10-815-572.

Zoning District: South Wenatchee Business District (SWBD)
Comprehensive Plan Designation: South Wenatchee Business District

Application Date: An application was submitted on June 1, 2017 and determined complete on June 21, 2017.

History: The current building was erected in 1941 known as the Wenatchee South End Safeway Building. The building was owned by Max Kuney and leased to Safeway. Between 1941 and 1942 two Safeway buildings were constructed in Wenatchee to the stores specifications to include this site. The other store was built at 215 N. Wenatchee Avenue which is where the Coast Hotel is now. There were three Safeway's located in town at that time that were consolidated into the two new stores. Since the north end store was demolished for the hotel to be built, the south end location at 708 S. Wenatchee Ave is now the oldest remaining Safeway building in the city.

Safeway operated out of this building until 1957, when it built a new larger building at 200 Ferry Street. This building is the former Staples. Eventually the store moved to its current location on Grant Road in East Wenatchee.

After Safeway relocated to East Wenatchee to building was occupied by Craftsman Printing & Office Supply from 1960 to 1965. Pay N Pak, an electrical and plumbing supplies store, occupied the building from 1966 to 1977. In 1978 Wenatchee Kawasaki Suzuki moved into the building and remained until 2008. The building was vacant until the new owner, Keyhole Security, moved in 2016.

Physical Appearance: This commercial building is a single story structure, approximately 6,272 square feet in size. A two-story garage and storage addition was attached in 1995 to the east and north side of the existing building, approximately 4,466 square feet.

The original building is a poured in place board-formed concrete structure. The building features Art Deco detailing on the corner pilasters at both the north and south corners of the building adjacent to Wenatchee Avenue that extend above the parapet of the building. Six pilasters are visible on the long the north wall of the building that stop below the parapet wall and also reflect the same Art Deco detailing. The south wall include pilasters that extend to the top of the parapet, but do not include any detailing.

The front façade is detailed with vertical grooves to create 20 rectangular shapes along the top. A band of three equally spaced horizontal grooves fall below the rectangular details within a slightly projecting horizontal band. Immediately below this detail are three porcelain/metal light fixtures that shine onto the building. There are three additional matching light fixtures that are located above the main entry on the north side. These light fixtures appear to be original to the building as shown in the pictures featured in the newspaper article for the grand opening.

Another original feature of the building is the flat poured concrete awning that extends from the inside edge of the corner pilasters out eight feet over the sidewalk. There is no visible external upper or lower supports for the awning and is structurally integral to the concrete building itself.

The front windows have all been updated with full panel double-pane glass with clear aluminum framing. There is an exit door on the south end of the front façade with a glass panel above it. The main double entry door were added to the north façade. The glass block on the east and north facades were an addition as well.

The roof structures is a barrel truss design, with six large trusses spanning 48 feet clear, and resting on the pilasters on either side of the building. Spanning roughly 16 feet between the trusses area 2x10s on 16" centers. The roof deck is made up of seven inch wide tongue and groove planks, covered by rolled roofing and tar. A fire at a date unknown damaged the roof and four of the original trusses had to be replaced.

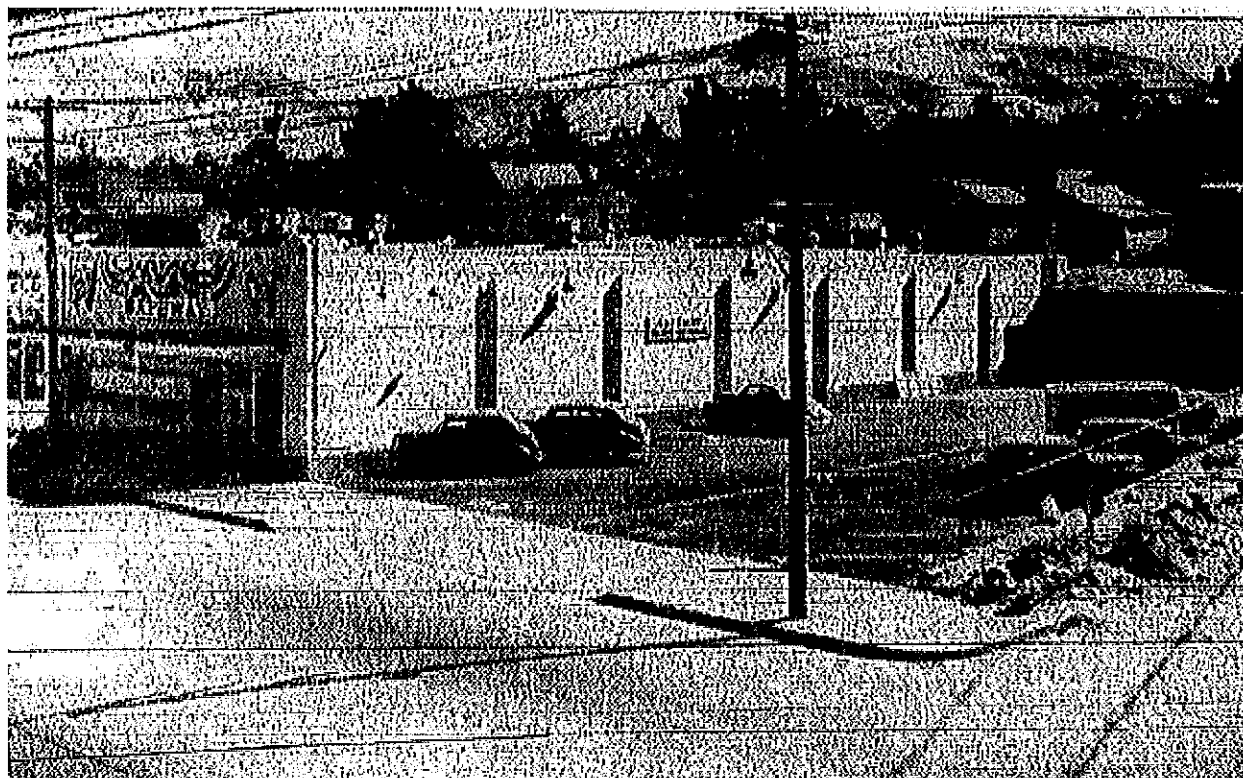
The interior of the main building has been remodeled several times since its original construction. During its most recent remodel in 2016 a new retail, service, office, meeting, and storage spaces were created. Materials were selected to compliment the 1940's and Art Deco futures of the building.

Historic Photos:

Photo 1 –



Photo 2 -



Current Photos:

Photo 1 –

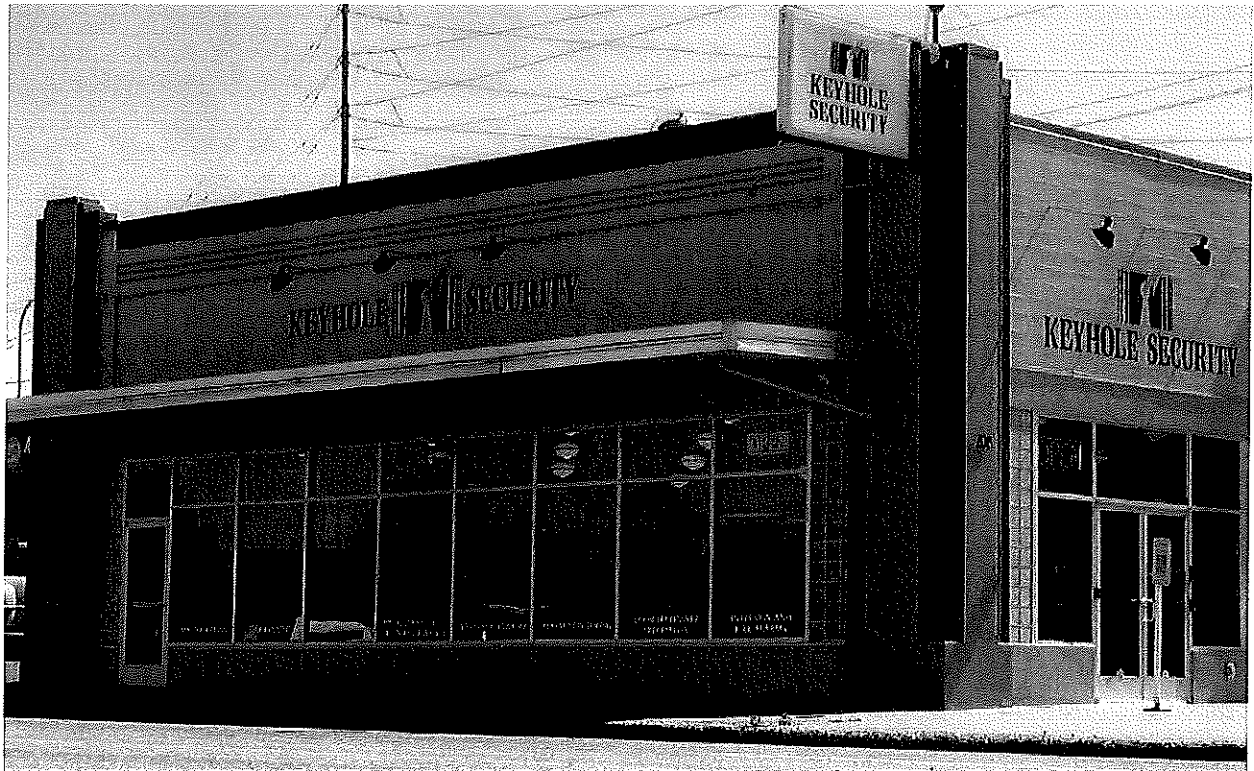


Photo 2 –



III. NOTICE AND PUBLIC COMMENT

Notice of application and the July 5th, 2016 hearing before the Wenatchee Historic Preservation Board was posted on the subject property, mailed to surrounding property owners, and published in the newspaper in accordance with the requirements of Title 13, Wenatchee City Code (WCC); however, the notice in the newspaper was published on June 30, 2017 instead of 10 days prior to the meeting. Therefore, a decision will not be issued by the Historic Preservation Board until the August 2nd, 2017 meeting.

IV. APPLICABLE POLICIES AND ANALYSIS

2.36.110 Criteria for determining designation in the register.

Any building, structure, site, object or district may be designated for inclusion in the city of Wenatchee register of historic places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it has integrity; is at least 50 years old, or is of a lesser age and has exceptional importance; and if it falls into at least one of the following categories:

- (1) Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- (2) Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- (3) Is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- (4) Exemplifies or reflects special elements of the city of Wenatchee's cultural, social, economic, political, aesthetic, engineering, or architectural history.
- (5) Is associated with the lives of persons significant in national, state, or local history.

- (6) Has yielded or may be likely to yield important archaeological information related to history or prehistory.
- (7) Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
- (8) Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person.
- (9) Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns.
- (10) Is a reconstructed building that has been executed in a historically accurate manner on the original site.
- (11) Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Staff Analysis: The building is significant as it is associated with events that have made a significant contribution to the broad pattern of local history and it embodies the distinctive architectural characteristics of a type, period, style, and construction method.

The building is significant for its association with Safeway. Safeway entered the Wenatchee market in 1936 when it acquired three existing grocery stores. Between 1941 and 1942 Safeway constructed two buildings in which it consolidated the three existing stores to these new locations. This building is now the oldest original Safeway building in Wenatchee.

The building reflects the characteristics and stylings associated with Art Deco that starting appearing in the United States in the 1920's. There are a few examples of Art Deco architecture in Wenatchee. The Art Deco details of the buildings that are most significant are in the pilasters and the front façade concrete design.

While the Art Deco features of the building are unique to Wenatchee, the building is a representation of a canned building design that Safeway used at multiple locations during the 1930's and 1940's.

2.36.120 Process for designating properties or districts to the city of Wenatchee register of historic places.

- (1) Any person may nominate a building, structure, site, object, or district for inclusion in the city of Wenatchee register of historic places. Members of the historic preservation board or the board as a whole may generate nominations. In its designation decision, the board shall consider the Wenatchee historic inventory and the city of Wenatchee comprehensive plan.
- (2) In the case of individual properties, the designation shall include the UTM reference and all features – interior and exterior – and outbuildings which contribute to its designation.
- (3) In the case of districts, the designation shall include description of the boundaries of the district; the characteristics of the district which justify its designation; and a list of all properties including features, structures, sites, and objects which contribute to the designation of the district.
- (4) The historic preservation board shall consider the merits of the nomination, according to the criteria in WCC 2.36.110 and according to the nomination review standards established in rules, at a public meeting.

Adequate notice will be given to the public, the owner(s) and the authors of the nomination, if different, and lessees, if any, of the subject property prior to the public meeting according to standards for public meetings established in rules and in compliance with Chapter 42.30 RCW, Open Public Meetings Act. Such notice shall include publication in a newspaper of general circulation in the Wenatchee area and posting of the property. If the board finds that the nominated

property or district is eligible for the city of Wenatchee register of historic places, the board shall make a recommendation to the Wenatchee city council that the property or district be listed in the register with the owner's consent. In the case of a district nomination, a simple majority of property owners within the district must approve the establishment of the district. The public, property owner(s) and the authors of the nomination, if different, and lessees, if any, shall be notified of the listing.

- (5) Properties listed on the city of Wenatchee register of historic places shall be recorded on official zoning records with an "HR" (for historic register) designation. This designation shall not change or modify the underlying zone classification.

Staff Analysis: The application and public hearing were noticed to the public in accordance with Title 13 with a decision to be made at the August 2nd meeting to allow for the required noticing time of the public hearing. The owner's consent is required for the Wenatchee City Council to list a property on the register and it is the owner that has nominated the building.

Policies - Wenatchee Urban Area Comprehensive Plan

CULTURAL AND HISTORIC RESOURCES ELEMENT

HISTORIC PRESERVATION - Preserve, maintain and honor the city's significant historic resources.

Policy 3: Identify and implement incentives to private property owners for the preservation and rehabilitation of historic buildings, structures, sites, districts and objects.

Policy 5: Leverage Wenatchee's historic character as an economic development tool through heritage tourism, cultural events, creative class business recruitment, and the adaptive reuse of buildings.

Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

Staff Analysis: The property being listed on the Wenatchee Register of Historic Places would be an incentive to the owner to apply for tax credits based on the cost of rehabilitation. The rehabilitation of the building will preserve it for future generations and continue to contribute to the economic wellbeing of Wenatchee. The benefit of have the subject property listed on the Wenatchee Register of Historic Places is that it will identify and protect a significant building within the downtown area.

V. RECOMMENDATION

Draft Motion: I move to recommend approval of HP-17-05, a nomination for 708 S. Wenatchee Avenue to be placed on the Wenatchee Register of Historic Places to the Wenatchee City Council based upon the findings of fact and conclusions of law contained within the July 5th, 2017 staff report.

Suggested Findings of Fact:

1. The subject property is located at 708 S. Wenatchee Avenue, WA and is identified as Assessor Parcel Number: 22-20-10-815-572.
2. The applicant/owner is Ronald and Jeanne Lodge, RAJL Properties LLC, 1010 Idaho Street, Wenatchee, WA 98801
3. The building is significant because it embodies the distinctive architectural characteristics reflect in the Art Deco details.
4. The building was construct in 1941 a period of significance.
5. The building is significant for its association with Safeway and represents the style of Safeway stores being built during the period of significance.

6. A complete application was submitted in accordance with Wenatchee City Code on June 1, 2017.
7. The application is a nomination of the subject property to be placed on the Wenatchee Register of Historic Places.
8. Appropriate notice was accomplished in accordance with Wenatchee City Code Title 13.
9. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to recommending approval of nominations of properties from the Wenatchee Register of Historic Places to the Wenatchee City Council.
10. On July 5th, 2017, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request to add the property located at 708 S. Wenatchee Avenue to the Wenatchee Register of Historic Places.
11. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. WCC 2.36.130 provides the guidelines for removing properties from the Wenatchee Register of Historic Places.
3. The request for nomination is from the property owner to add the property from the Wenatchee Register of Historic Places.
4. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

Respectfully submitted,



Kirsten Larsen
Associate Planner

**WENATCHEE HISTORIC PRESERVATION BOARD
COUNCIL'S HEARING ROOM**

**REGULAR MEETING
July 5, 2017**

MINUTES

I. CALL TO ORDER

Chair Bob Culp called the meeting to order at 5:30 p.m. with the following members in attendance: Lisa Dahlgreen, Mark Seman, Jon Campbell, Darlene Baker, and Stacie Goetz. Board member Wendy Priest arrived at 5:34 p.m. City staff was represented by Stephen Neuenschwander, Planning Manager; Kirsten Larsen, Associate Planner; and Kim Schooley, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of June 7, 2017.

Board member Campbell moved to approve the minutes from the regular meeting of June 7, 2017. Board member Seman seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

A. Comment for any matters not identified on the agenda.

There was no public comment.

IV. OLD BUSINESS

A. HP-17-03 – Certificate of Appropriateness – 150 S. Franklin Avenue

Kirsten Larsen, Associate Planner, advised that the applicant had withdrawn the application and may resubmit at a later date.

V. NEW BUSINESS

Chair Culp provided an explanation of public hearing procedures.

A. HP-17-05 - Nomination to Wenatchee Register of Historic Places - 708 S. Wenatchee Avenue

Kirsten Larsen, Associate Planner, presented the staff report.

The board asked questions of staff.

The applicant, Ron Lodge – 708 S. Wenatchee Avenue, Wenatchee, WA advised that he was available to answer questions of the board.

The board asked questions of the applicant.

Chair Culp asked for public comment on the application.

There was no public comment.

Larsen advised the board that due to insufficient noticing of the application in the newspaper, the application would need to be continued until the next regular meeting in August in order to allow time for additional public comment.

WENATCHEE HISTORIC PRESERVATION BOARD

REGULAR MEETING

Board member Dahlgreen moved to continue HP-17-05 to the next regular meeting on August 2nd. Board member Priest seconded the motion. The motion carried.

B. HP-17-06 - Certificate of Appropriateness - 120 S. Franklin Avenue

Kirsten Larsen, Associate Planner, presented the staff report.

The board asked questions of staff.

Chair Culp asked if the applicant would like to make a presentation.

Richard Dickson - 137 S. Franklin Avenue, Wenatchee, co-owner of property, addressed the board. Dickson spoke about the condition of the windows to be replaced, explaining that they had been painted shut and had been difficult to get open. He advised that there were plans to rent the home and it would be important to have adequate egress of the bedroom windows.

Board member Priest asked Dickson if he had considered repairing the windows or replacing them with an alternative product to vinyl.

Dickson advised that he did not know of anyone who might repair the windows. He stated that they had to force the windows open and he thought it was unlikely that they could be repaired. Dickson said that he had not really considered alternative window materials, as he felt that vinyl was a more durable and more maintenance free product given the climate of our area.

Chair Culp asked for public comment on the application.

Beth Stipe, 121 S. Garfield, Wenatchee, WA. Stipe advised that she appreciated the Dickson's and the work they had done in maintaining the property. However, she wanted to state that she was opposed to vinyl windows and hoped that Dickson would consider other options for the replacements proposed.

As was the case with the previous application, Larsen advised the board that due to insufficient noticing of the application in the newspaper, the application would need to be continued until the next regular meeting in August in order to allow time for additional public comment.

Board member Seman moved to continue HP-17-06 to the next regular meeting on August 2nd. Board member Baker seconded the motion. The motion carried.

VI. OTHER

A. Member roundtable

Board member Mark Seman asked the Board if they had noticed the article in the newspaper about the bank to be demolished on 9th and Wenatchee Avenue. As a historic building in Wenatchee, he advised that he thought it was unfortunate and wondered if it warranted a response from the Historic Preservation Board. He advised that if the board was interested, he had drafted a letter to the bank that they might send.

The board provided feedback on the letter drafted by Seman.

WENATCHEE HISTORIC PRESERVATION BOARD

REGULAR MEETING

The board was supportive of the letter and provided additional recommendations to Seman about adding information regarding special valuation that the bank should be made aware of and might want to consider before proceeding with demolition.

Seman advised that he would make the recommended revisions to the letter.

Board member Lisa Dahlgreen advised that she knew a property owner on Highland Drive that was interested in having a historic district established in the area and would like to possibly be the host of a storm window workshop by the PUD.

The board discussed options for providing resources to homeowners regarding contractors and vendors who could provide rehabilitation services.

Staff advised the board that the City could not put vendor specific information on the City website or social media, but could provide “how to” links.

Chair Culp advised that he had attended the Revitalize WA meeting and would provide details of that meeting at a later date.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Bob Culp adjourned the meeting at 6:40 p.m.

Respectfully submitted,
CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Kim Schooley, Administrative Assistant

TO: Frank Kuntz, Mayor
City Council

FROM: Steve King, Economic Development Director

SUBJECT: Kittitas Property Surplus

DATE: August 6, 2017

MEETING DATE: August 10, 2017

I. OVERVIEW

The City of Wenatchee desires to take actions to stimulate the vitality of downtown. One key component of vibrant downtowns is the presence of residential units which is largely missing in Wenatchee's downtown. Currently, estimates from US Census approximate 400 units in downtown more or less. The objective of the city is to see the addition of approximately 500 to 750 more units in the downtown core. Approximately, 100 additional units may be obtained through redevelopment of existing vacant upstairs. This will take considerable time given the challenges of repurposing existing historic buildings and given property owner timing. As a result, new residential buildings will need to be developed.

The city developed parking policies in 1963 response to the expansion of malls to grow parking capacity in the downtown. These policies encouraged creation of surface parking lots realizing that it would require removal of a number of existing buildings. The goals of these policies were carried out over time. The recent parking study completed this spring concluded that there are over 7,000 parking stalls in downtown and only slightly over 50% of the stalls are used during peak hour usage. Furthermore, just over 30% of the stalls are used during peak hour on Saturday. While there are some hot spot parking area on Wenatchee Avenue, these counts indicate an over parking supply in the greater downtown area and validate the need to for improving downtown vitality with the objective to achieve an 85% usage rate. The study illustrated parking in the area of the Firestone lot is underutilized providing opportunities to better utilize street parking. The parking study also noted that with 216 parking lots, Wenatchee has an abnormally high amount of surface parking. The study noted that parking management along with a implementation of a number of other strategies is recommended.

Given these factors, the city would like to consider sale of the existing Kittitas parking lot, commonly referred to as the Firestone Parking Lot. The sale of this property would be for the construction of approximately 170 market rate housing units above two stories of parking. Prior to entering into a development and/or sale agreement, the city must first declare the property surplus to its needs. Note, that the surplus of this property is based on an outcome of having approximately 170 units constructed in the downtown core. This property will not be sold for other uses.

For informational purposes, the city purchased this property in 1974 for the purposes of a parking lot for \$57,750. The lot currently has 109 parking spaces. During that time a Parking and Business Improvement District (PBIA) was formed to support parking maintenance and promotion of a parking validation program, a maintenance and beautification program, and the purchase of Christmas decorations. Staff cannot confirm that PBIA funds were used to purchase this property.



The sale of this property was brought forward to the parking committee who was involved in the development of the parking study on July 31st. Concerns were raised about the loss of parking in South Wenatchee including that a number of buildings are vacant and that when those buildings are filled again, parking demands will increase. Staff recommends implementing strategies identified in the parking study to ensure that existing available parking spaces are utilized to help businesses in the area. A public hearing is scheduled to listen to additional comments on August 10th at this council meeting prior to this action.

Staff recommends passing this resolution to allow further investigation of the feasibility of development of units which will require an agreement with a prospective purchaser.

II. ACTION REQUESTED

1. Conduct a Public Hearing?
2. *Staff recommends the City Council pass Resolution No. 2017-39 declaring real property, commonly referred to as the Kittitas Parking Lot, surplus to the needs of the City of Wenatchee.*

III. FISCAL IMPACT Submitted to the Finance Committee Yes No

This action does not have a 2017 budget impact.

IV. PROPOSED PROJECT SCHEDULE

Surplus will enable the city to consider sale of this property for housing this late summer and fall.

V. REFERENCE(S)

1. Resolution 2017-39

VI. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Allison Williams, Executive Services Director
Brad Posenjak, Finance Director

RESOLUTION NO. 2017-39

A RESOLUTION, declaring certain real property surplus to the needs of the City of Wenatchee.

WHEREAS, the City of Wenatchee owns the real property commonly known as the Firestone Parking Lot on South Mission Street, Wenatchee, Washington, more particularly described as follows:

Lots 19 through 25, Block 29, Amended Great Northern Plat of Wenatchee, Chelan County, Washington, according to the plat thereof recorded in Volume 1 of Plats, page 15.

WHEREAS, the real property described herein is used for a city parking lot; and

WHEREAS, the city performed a parking study to evaluate demands on on-street and off-street parking and the study determined that surplus parking exists in downtown; and

WHEREAS, the city desires to make this property available for downtown housing necessary to support the economic vitality of downtown and address a severe housing shortage; and

WHEREAS, the real property described herein is surplus to the needs of the City; and

WHEREAS, the City of Wenatchee has the statutory authority to dispose of said real property under RCW 35A.11.010; and

WHEREAS, a duly advertised public hearing was held on August 10, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, as follows: The real property known as the Firestone Parking Lot on South Mission Street, Wenatchee, Washington, Wenatchee, Washington, and legally described as follows, is declared surplus to the needs of the City of Wenatchee:

Lots 19 through 25, Block 29, Amended Great Northern Plat of Wenatchee, Chelan County, Washington, according to the plat thereof recorded in Volume 1 of Plats, page 15.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE at a regular meeting thereof this _____ day of August, 2017.

CITY OF WENATCHEE, a Municipal Corporation

By _____
FRANK KUNTZ, Mayor

ATTEST:

By _____
TAMMY L. STANGER
City Clerk

APPROVED:

By _____
STEVE D. SMITH, City Attorney

**COUNCIL AGENDA REPORT
PUBLIC WORKS DEPARTMENT**

TO: Frank Kuntz, Mayor
City Council

FROM: *J. Sanger, FOR*
Gary Owen, City Engineer

SUBJECT: 2018 – 2023 Transportation Improvement Program

DATE: August 4, 2017

MEETING DATE: August 10, 2017

I. OVERVIEW

The six year transportation improvement program (TIP) describes schedules and funding sources for planned transportation projects in the city of Wenatchee. It is updated annually and submitted to the WSDOT and Wenatchee Valley Transportation Council who, in turn combine this TIP with others to create both regional and statewide plans for the ensuing year. Projects utilizing federal and state funds must be included in the TIP. The TIP is also incorporated into the city's comprehensive plan annually, and is a fundamental component of implementing the Transportation Element of the city's Comprehensive Plan.

The draft 2018 TIP was presented to the Wenatchee Planning Commission at their regular meeting on July 19, 2017. The draft plan received the support of the commission with no suggestions for changes.

"Project Identity" numbers are included in the first column on this year's form but projects have not historically been prioritized in Wenatchee's TIP. Generally projects that have allocated funding are shown as "selected" (S) under the status column and are shown in the earlier years of the plan. Other projects that are identified but to which no funding is allocated are shown as "planned" (P) and are included after the selected projects. Some projects that will be completed this calendar year still remain on the TIP for funding purposes. Some projects include separate entries for their phases (PE, R/W, CN) for funding purposes as well. The city always has the opportunity to amend the currently adopted TIP for any desired changes.

The 2018 – 2023 TIP carries most projects forward, adds some projects, and deletes some projects. Staff priorities for revisions include completed projects, newly funded grant funded projects, projects consistent with adopted plans, and projects where grant applications are anticipated in the near future. The draft 2018 – 2023 TIP includes several revisions to the 2017 TIP including:

Changes and deletions from 2017 TIP (ID #'s from 2017 TIP):

- ID #1 RW, 2, 5, 6, 7 PE, and 8, : These annual projects were removed from the TIP as they have either started construction this year or the construction funding has been approved for construction this year or next.
- ID # 7: Modified from funded PE project to planned CN project.
- ID #11: Modified as the allocated partial project funding was moved to another active project.
- ID #12: Modified funding to reflect the CDBG program paying back funds borrowed ahead for this year's project.
- ID #13: Modified annual program to reflect available funding levels assumed by the pavement committee in 2016.
- Priority #18: Modified to reflect partial secured funding from STP program.
- Priority #19: Modified by eliminating the project and replacing it with two projects from the approved complete streets work plan. The two new projects are identified as ID #'s 9 and 10 in the draft 2018 TIP.
- ID #21: Modified to reflect the project was funded with a grant secured in June this year. Project is currently in early design phase.
- ID #25: Modified to reflect desired funding levels documented by the pavement committee in 2016.
- ID #28: Project removed from TIP and replaced with three projects designed to realize transportation improvements identified in the North Wenatchee Redevelopment Plan. The three new projects in the draft 2018 TIP include: #29 McKittrick Street/BNSF Grade Separation, #31 Miller Street Realignment and Storm Repairs, and #32 McKittrick Street Extension.
- ID #42: Modified to reflect new scope and cost estimate utilized in a recent grant application. Project is another improvement identified in the North Wenatchee Redevelopment Plan.
- ID #45: Removed as it conflicts now with the non-motorized pathway planned for that block of unopened right-of-way.
- ID #48: Modified project to reflect transit improvements identified in the draft North Wenatchee Avenue Concept plan.

New projects on the 2018 TIP (ID #'s from draft 2018 TIP):

- ID #8: Added SR285 Side Street Preservation w/WSDOT. Construction is scheduled for 2018. WSDOT is the lead on the project.
- ID #33: Added Tacoma Street Urban Upgrades as a future TIB funded project.
- Five new projects are included in the "Changes and Deletions" section above.

II. ACTION REQUESTED

1. Conduct a Public Hearing to solicit public comments and recommendations to the draft 2018-2023 Transportation Improvement Program after staff presentation.
2. Consider any modifications to the proposal as presented.
3. Approve Ordinance No. 2017-18 adopting the annual comprehensive street plan for the ensuing six year period of 2018 through 2023 (*with or without any modifications that may be desired after the public hearing*).

III. FISCAL IMPACT

The total cost of all projects included in the plan is approximately \$148 million dollars which is \$5 million less than the 2017 TIP. The plan must be fiscally constrained. Projects in the plan with a status "S" indicate projects to which funding is allocated. Project funding varies as shown in the plan and is often federal or state grant funding combined with an arterial street fund match. The overlay fund covers the street preservation program and the stormwater utility covers the Storm Drain Improvements. Funding from the various city funds for selected projects is included in the annual budget. There are 57 individual projects on the 2018 TIP which is two less projects than the 2017 TIP.

Projects in the plan with a status "P" indicate projects to which funding is not yet secured. Many of these projects are further scoped by staff and submitted for funding to the various grant sources based on the projects' ability to compete for the available funds.

IV. REFERENCE(S)

1. Ordinance 2017-18
2. 2018 – 2023 Draft Six Year Transportation Improvement Program
3. 2017 – 2022 Adopted Six Year Transportation Improvement Program

V. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Matt Leonard, Public Works Director
Jennifer Saugen, Assistant City Engineer
Glen DeVries, Community Development Director
Steve King, Economic Development Director

ORDINANCE NO. 2017-18

AN ORDINANCE, adopting a revised and extended comprehensive street program for the ensuing six years for the City of Wenatchee as required by the laws of the State of Washington.

WHEREAS, pursuant to the laws of the State of Washington, the City Council of the City of Wenatchee, being the legislative body of said City, did hold a public hearing on a revised annual comprehensive six year street plan at the Council Chambers, City Hall, City of Wenatchee, on the 10th day of August, 2017, and did consider the objections and recommendations, if any, with reference to such comprehensive street plan for the ensuing six years.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO ORDAIN as follows:

SECTION I

That the 2018-2023 comprehensive six year street plan as prepared by the City Engineer of the City of Wenatchee and attached hereto as Exhibit "A," be and the same is hereby adopted.

SECTION II

That a copy of said 2018-2023 comprehensive six year street plan, together with a copy of this Ordinance, be filed with the Director of Highways of the State of Washington, as provided in Chapter 83, Section 27, 1967 Ex. Sess. Laws of the State of Washington.

**PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE** at a regular meeting thereof, this 10th day of August, 2017.

CITY OF WENATCHEE, a Municipal
Corporation

By: _____
FRANK KUNTZ, Mayor

ATTEST:

By: _____
TAMMY STANGER, City Clerk

APPROVED:

By: _____
STEVE D. SMITH, City Attorney



**CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2018 TO 2023**

DRAFT

Hearing Date: July 27, 2017
Ordinance No. 2017-**

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2018	2019	2020	2021	2022	2023	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
1	McKittrick St. - Wenatchee Ave. Signal Project #0623	Install Traffic Signal, provide for U-turns, median barrier, east leg frontage connections. Consistent with NW 21 and NW9 of North Wenatchee Transportation Master Plan	Wenatchee Avenue	McKittrick Street	Wenatchee Avenue	0.16	\$976,179	\$976,179						CN	2018	S	STP(R)	\$770,706			109 Fund	\$205,473
2	North Wenatchee Ave: Pedestrian and Median Improvements	Improvements identified in master plan (NW-1, NW-20) including wider sidewalks, streetscape, access consolidation, and median safety	N. Wenatchee Avenue	MP 3.33	MP 3.59	0.26	\$168,000	\$168,000						RW	2018	S	STP	\$145,320			109 Fund	\$22,680
3	North Wenatchee Ave: Pedestrian and Median Improvements	Improvements identified in master plan (NW-1, NW-20) including wider sidewalks, streetscape, access consolidation, and median safety	N. Wenatchee Avenue	MP 3.33	MP 3.59	0.26	\$610,064		\$610,064					CN	2019	S	STP	\$527,706			109 Fund	\$82,358
4	McKittrick Street Improvements	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine St.	Wenatchee Avenue	0.21	\$1,001,500	\$1,001,500						CN	2017	S			TIB	\$1,100,000	109 Fund	\$200,000
5	Red Apple Road Phase 1	Arterial street reconstruction	Red Apple Road	Okanogan Ave	Miller Street	0.5	\$1,273,000	\$1,273,000						ALL	2018	S			TIB	\$800,000	109 Fund	\$200,000
6	Middle School Crossing Improvements	New and Upgraded Crosswalks, lighting, and warning devices at Foothills and Orchard Middle Schools	Maple St./Miller St.				\$341,000	\$341,000						ALL	2017	S			SRTS	\$341,000		
7	Western Ave./ Springwater Ave. Intersection Control	Construct Mini-Roundabout	Western Avenue	Springwater Vicinity			\$220,910	\$220,910						CN	2018	S	STP	\$191,075			109 Fund	\$29,835
8	SR285 Side Street Preservation w/ WSDOT	Pavement preservation, signal detection, and pavement marking upgrades associated with WSDOT paver on Mission Street through city.	SR285/Mission	Vic MP 0.81	Vic MP 4.89		\$1,900,000	\$1,900,000						CN	2018	S					111 Fund, TBD	\$1,900,000
9	Mission/Stevens Landscaping and Pedestrian Connection	Incorporate landscaping and pedestrian connection in former west leg of intersection	Stevens St.	Mission St.	100' West of Mission St.		\$75,000	\$65,000						CN	2018	S				Other - TIB Complete Streets	\$75,000	
10	Pedestrian and Bicycle Connections	Fill sidewalk system gaps prioritizing school walk routes and other criteria identified as high priority in the master plan. Construct multi-use pathways and connections.	Varies				\$100,000	\$100,000						PE, CN	2018	S				Other - TIB Complete Streets	\$100,000	
11	South Wenatchee Sidewalk Program	Construct Sidewalk in the Lincoln School and other eligible areas in accordance with City CDBG Funding Program	Varies	Various	Various	varies	\$400,000				\$200,000			ALL	2020	S	CDBG	\$400,000				\$0
12	Street Preservation Program	Street Preservation Activities including: sealing, grinding, paving, ADA upgrades, etc.	Varies				\$7,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	ALL	2018	S					111 Fund, TBD	\$4,800,000
13	Miscellaneous, Minor, Undefined	Miscellaneous minor/emergent projects including intersections and signals, ADA, sidewalks, and traffic control devices.	Various Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2018	S					109 Fund	\$300,000
14	Storm Drain Improvements	Various projects identified in stormwater comprehensive plan. Upgrades necessary to coincide with street improvement projects.	Varies				\$1,200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	PE	2018	S					401 Fund, 410 Fund,	\$1,200,000
15	M&O Pavement Preservation projects	Pavement and traffic control preservation projects and activities including crack sealing and skin patching.	Various City Streets				\$450,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	ALL	2018	S					108 Fund, 111 Fund	\$450,000
16	M&O Sidewalk Improvements	Sidewalk improvements on various streets to reduce tripping hazards, provide improved accessibility, and fill minor gaps.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2018	S					108 Fund	\$300,000
17	M&O Pedestrian Safety Improvements	Construct new and repair damaged sidewalks and/or install other pedestrian facilities including ADA upgrades.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2018	S					TBD, other	\$300,000
18	Wenatchee Street Pavement Preservation	Beyond the constrained limit of the funded street preservation program. See ID #11	Various arterial and Collector Streets				\$10,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	ALL	2018	P					Add'l TBD, B&O, Util Tax, Prop. Tax	\$10,800,000



**CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2018 TO 2023**

DRAFT

Hearing Date: July 27, 2017
Ordinance No. 2017-11

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2018	2019	2020	2021	2022	2023	Phase	Start	Status	Fund Code	Fed Fed	State Code	State Funds	Local Code	Local Funds
19	North Wenatchee Ave. Frontage Road: Horselake Rd. to Maiden Lane	Construct frontage road from South of Maiden Lane to Horselake Road Intersection. Consolidate access, enhance capacity. Modify Maiden Lane/Wenatchee Ave intersection. Identified as NW-7 and NW-8 in North Wenatchee Transportation Master Plan	New	Duncan St.	Maiden Ln.	0.27	\$2,300,000			\$200,000	\$500,000	\$1,600,000		ALL	2020	P	STP(U)	\$1,000,000	TIB	\$1,000,000	109 Fund	\$300,000
20	SR285 Intersection Improvements at Miller and Maple Streets	Connect northbound Miller Street to the intersection of Miller/SR285, remove the easterly leg of Maple/SR285, provide bicycle and pedestrian enhancements per NW-22 and NW-23 in the North Wenatchee Transportation Master Plan.	SR285	Miller St.	Maple St.	0.15	\$2,000,000			\$500,000	\$1,500,000			ALL	2020	P			TPP	\$1,700,000	109 Fund	\$300,000
21	North Wenatchee Ave: Miscellaneous Improvements	Spot Improvements including wider sidewalks, streetscape, access consolidation, and median safety as identified in NW-1 of the North Wenatchee Transportation Master Plan	N. Wenatchee Avenue	Wenatchee River/City Limits	Chelan Street		\$2,000,000				\$2,000,000			ALL	2021	P	STP(U)	\$1,730,000			109 Fund	\$270,000
22	Miscellaneous bicycle system improvements.	Implement various identified projects from the Greater Wenatchee Bicycle Master Plan	Various				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2018	P					TBD, other	\$60,000
23	Residential Traffic Calming	Construct traffic calming measures in problem areas with participating neighborhoods	Varies				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2018	P					Unknown	\$60,000
24	Illumination upgrades	Improve illumination on various arterials and collectors especially at high pedestrian locations.	Various				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2018	P					PUD, CDBG, 109 Fund, Other	\$60,000
25	Truck Route Improvements	Various improvements on newly established truck routes.	Various City Streets				\$500,000		\$500,000					ALL	2019	P	STP(U)	\$432,500				\$67,500
26	Elliott Street Multi Use Pathway	Construct 300 feet of hard surfaced multi use pathway with illumination and vehicular separation.	Elliott St.	Second St.	Third St.	0.06	\$185,000		\$22,000	\$163,000				ALL	2020	P			Pedestrian & Bicycle Pgm	\$145,000	109 Fund	\$40,000
27	Loop Trail Connection: Confluence State Park to Olds Station Road	Construct 1000 feet of multi use pathway along the State Park Entrance road connecting Olds Station Road to the Apple Capital Loop Trail	State Park Rd.			0.2	\$600,000		\$50,000	\$550,000				ALL	2020	P			Pedestrian & Bicycle Pgm	\$500,000	Port, State Parks, 109 Fund	\$100,000
28	Hawley St. RXR Grade Separation	Construct underpass at the Hawley Street BNSF RR Xing. Identified as NW-2 in North Wenatchee Transportation Master Plan	Hawley Street			0.1	\$19,500,000					\$19,500,000		ALL	2022	P	5309(Bus)	\$17,500,000	TIB	\$2,000,000		
29	McKittrick Street/BNSF Grade Separation	Construct Grade Separated crossing consistent with North Wenatchee Redevelopment Plan	McKittrick St	100' E of North Wenatchee Avenue	Walla Walla Street	0.2	\$24,250,000				\$24,250,000			ALL	2023	P	FASTLANE	\$23,750,000			City Utility	\$500,000
30	Walla Walla to Hawley St. Connection	Acquire ROW. Construct new roadway on new alignment. Similar to CP-2 in North Wenatchee Transportation Master Plan and Wenatchee Waterfront Sub-area Plan.	Walla Walla	Walla Walla curve	Hawley / Miller Intersection	0.27	\$4,540,000	\$100,000	\$1,910,000	\$2,530,000				ALL	2018	P			TIB	\$2,994,000	arterial, sewer, pvt.	\$1,546,000
31	Miller Street Realignment and Storm Repairs	Acquire ROW. Construct new roadway on new alignment. Similar to CP-2 in North Wenatchee Transportation Master Plan and Wenatchee Waterfront Sub-area Plan.	Walla Walla	Walla Walla curve	Hawley / Miller Intersection	0.15	\$5,770,800	\$820,000	\$4,950,800					ALL	2018	P					Storm, Water/Sewer, General	\$5,770,800
32	McKittrick Street Extension	Acquire ROW. Construct new roadway on new alignment including an at-grade BNSF Railroad X-ing. Similar to project #29. Includes private investment of \$3.4M. CERB eligible.	McKittrick St	100' E of North Wenatchee Avenue	Walla Walla Street	0.2	\$1,825,000	\$60,000	\$1,100,000	\$665,000				ALL	2018	P			CERB	\$1,460,000	Gen	\$365,000
33	Tacoma Street Urban Upgrades	Upgrade Street consistent with North Wenatchee Transportation Master plan including curb, gutter, and sidewalk	Tacoma St.	Pine St.	Maple St.	0.25	\$1,000,000			\$1,000,000				ALL	2020	P			TIB	\$850,000	109 Fund	\$150,000



**CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2018 TO 2023**

DRAFT

Hearing Date: July 27, 2017
Ordinance No. 2017-11

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2018	2019	2020	2021	2022	2023	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
34	Millerdale Improvements	Reconstructs portions of Millerdale. Adds curb, gutter, and sidewalk. Makes safety improvements	Millerdale Avenue	Miller Street	Gellatly	0.58	\$1,836,000			\$1,836,000				ALL	2020	P			TIB	\$1,560,000	109 Fund	\$276,000
35	Red Apple Road Phase 2	Arterial street reconstruction	Red Apple Road	Miller	Skyline	0.53	\$1,000,000				\$1,000,000			ALL	2021	P			TIB	\$800,000	109 Fund	\$200,000
36	Springwater urban upgrades	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination.	Springwater	Western Avenue	Woodward	0.25	\$1,200,000					\$1,200,000		ALL	2022	P			TIB	\$1,000,000	109 Fund	\$200,000
37	Woodward urban upgrades.	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination. ROW acquisition. Canal bridge?	Woodward	Fifth Street	Springwater	0.5	\$1,500,000						\$1,500,000	ALL	2023	P			TIB	\$1,300,000	109 Fund	\$200,000
38	Railroad Grade Crossing Upgrades	Install median barrier or double signal arms to prevent vehicles from driving around signal gates. Mitigation to continue train whistle ban.	Ninth, Miller, Hawley, Orondo				\$100,000					\$100,000		ALL	2022	P			OTHER	\$80,000		\$20,000
39	Skyline Drive Widening	Widen roadway to create shared-use shoulder or dedicated pathway for pedestrians and bicycles. Fill ditch section and install closed stormwater collection system. Install barrier and extruded curbs, replace guardrail, construct walls.	Skyline Drive	Skyline Drive	Number 2 Canyon Road	0.72	\$2,150,000						\$2,150,000	ALL	2023	P			OTHER	\$1,720,000	109 Fund	\$430,000
40	North Road Improvements	Reconstruct North Road to Improve Secondary Access to the Broadview Subdivision. Project would mainly improve area West of Canal by widening and flattening grade.	North Road	Western Avenue	Broadhurst	0.25	\$800,000				\$800,000			ALL	2021	P					TIF, 109 Fund	\$800,000
41	McKittrick Street Improvements	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine Ave	Stella	0.18	\$1,190,000			\$1,190,000				ALL	2020	P			TIB	\$1,011,000	109 Fund	\$179,000
42	Wenatchee Avenue and Thurston St. Signal	Construct new traffic signal.	Wenatchee Avenue	Thurston Street	Thurston Street	0.1	\$350,000						\$350,000	ALL	2023	P			TIB	\$280,000	109 Fund	\$70,000
43	Fifth and Western Intersection Capacity Improvements	Improve turning movements by adding right turn lanes on Western Avenue.	Western Avenue	Fifth Street	Fifth Street	0.1	\$400,000			\$400,000				ALL	2020	P						\$400,000
44	Walnut St. Improvements	Reconstruction project to meet urban standards.	Walnut Street	Pine Ave	Stella	0.13	\$1,000,000					\$1,000,000		ALL	2023	P			TIB	\$850,000	109 Fund	\$150,000
45	Crawford Ave. Improvements	Construct sidewalk, curb and gutter	Crawford Avenue	Wenatchee Avenue	Mission Street	0.7	\$250,000				\$250,000			ALL	2021	P	STP(U)	\$200,000			109 Fund	\$50,000
46	Traffic Signal Improvements	Upgrade/preserve existing traffic signals at: Miller & First Streets, Benton & Wenatchee Avenue, Miller & Millerdale, Maiden Lane & Wenatchee Avenue, and Mission & Orondo.	Various				\$913,420		\$91,342	\$822,078				ALL	2019	P	STP(U)	\$790,107			109 Fund	\$135,644
47	North Wenatchee Avenue Bus Rapid Transit	Partner with Link to evaluate Bus Rapid Transit Roadway Configurations on North Wenatchee Avenue	SR285 North Wenatchee Avenue	MP 3.01	MP 4.89	1.88	\$50,000	\$50,000						ALL	2018	P	STP(U)	\$50,000				
48	Castlerock to Fifth Street Connector	Extend Castlerock Street and connect to 5th via Redhawk Canyon Drive.				0.27	\$2,000,000				\$2,000,000			ALL	2021	P					Dev. Ext.	\$2,000,000
49	Surry, Broadview, Springwater Circulation	Construct connector roadways consistent with comprehensive plan.				varies	\$2,000,000						\$2,000,000	ALL	2023	P					Dev. Ext.	\$2,000,000
50	Comprehensive Level of Service Study	Study Level of Service and Capacity Issues Citywide for both intersections and arterial corridors.	Various				\$50,000	\$50,000						ALL	2019	P						\$50,000
51	Crawford and Okanogan Intersection Control	Mini Roundabout and Pedestrian Crossing Improvements	Crawford Avenue			0.1	\$400,000				\$400,000			ALL	2021	P			STP	\$320,000	109 Fund	\$80,000
52	Crawford and Methow Intersection Control	Mini Roundabout and Pedestrian Crossing Improvements	Crawford Avenue			0.1	\$400,000				\$400,000			ALL	2021	P			STP	\$320,000	109 Fund	\$80,000



**CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2018 TO 2023**

DRAFT

Hearing Date: July 27, 2017

Ordinance No. 2017-11

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2018	2019	2020	2021	2022	2023	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds	
53	Easy Street and Penny Rd. Intersection	Capacity and Pedestrian Intersection Improvements	Easy Street			0.1	\$660,000			\$660,000				ALL	2020	P			STP	\$320,000	109 Fund	\$80,000	
54	Railroad Grade Pedestrian Crossing	Install Pedestrian Crossing over railroad tracks near Bridge Street and connect to Pipeline Pedestrian Bridge					\$4,000,000					\$4,000,000		ALL	2022	P	OTHER	\$3,000,000					
55	Relocate BNSF Wenatchee Terminal	Relocate Terminal from South of Orondo Street to Appleyard. Reduces blocking of at-grade crossings in the city.					\$32,000,000				\$32,000,000			ALL	2021	P			FMSIB	\$7,500,000	Other	\$7,500,000	
56	SR285/Wenatchee Gateway Improvements	Landscaping enhancements along SR285 near North and South entrances to city and SR285 at Miller Street intersection	SR285				\$110,000			\$93,500	\$16,500			ALL	2020	P	TAP	\$110,000					
57	North Wenatchee Avenue Transportation and Economic Development Analysis	Further define elements and recommendations included in the North Wenatchee Transportation Master Plan with respect to both transportation and economic development needs of the community.	SR285				\$50,000	\$50,000						ALL	2018	P	TAP	\$50,000					
58	Waterfront Circulation and Streetscape Improvements	Provide waterfront access and gateway improvements 2004 Waterfront Subarea Plan and recent North Wenatchee Avenue Master Plan and Capital Facilities Plan.	Various			varies	\$1,500,000		\$750,000	\$750,000				ALL	2019	P			TIB, other	\$1,500,000	Unknown	\$150,000	



CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM
FROM 2017 TO 2022

Hearing Date: August 11, 2016

Ordinance No. 2016-21

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2017	2018	2019	2020	2021	2022	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
1	McKittrick St. - Wenatchee Ave. Signal Project #0623	Install Traffic Signal, provide for U-turns, median barrier, east leg frontage connections. Consistent with NW 21 and NW9 of North Wenatchee Transportation Master Plan	Wenatchee Avenue	McKittrick Street	Wenatchee Avenue	0.16	\$700,000	\$700,000						RW	2014	S	STP(R)	\$605,500			109 Fund	\$94,500
1	McKittrick St. - Wenatchee Ave. Signal Project #0623	Install Traffic Signal, provide for U-turns, median barrier, east leg frontage connections. Consistent with NW 21 and NW9 of North Wenatchee Transportation Master Plan	Wenatchee Avenue	McKittrick Street	Wenatchee Avenue	0.16	\$643,000		\$643,000					CN	2016	S	STP(R)	\$556,195			109 Fund	\$86,805
2	Wenatchee Signage Safety Improvements	Assess approx. 735 traffic signs on collector roadways for compliance and replace, relocate, remove or install new. Update Freight Route Signing.	9th, 5th, 2nd, Orondo, Kittitas, and others	Various	Various		\$153,000	\$153,000						PE, CN	2015	S	HSIP	\$150,000			111 Fund	\$3,000
3	McKittrick Street Improvements	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine St.	Wenatchee Avenue	0.21	\$1,443,000	\$1,001,500						CN	2015	S			TIB	\$1,100,000	109 Fund	\$200,000
4	Red Apple Road Phase 1	Arterial street reconstruction	Red Apple Road	Okanogan Ave	Miller Street	0.5	\$1,273,000	\$1,273,000						ALL	2017	S			TIB	\$800,000	109 Fund	\$200,000
5	Lewis and Clark Elementary Sidewalk Improvements	Install curb, gutter, and sidewalk on East side of Princeton across from school. Update radar feedback signs, extend sanitary sewer and storm drain in Princeton.	Princeton	Springwater	600 Feet North of Springwater	0.11	\$594,500	\$500,000						PE, RW, CN	2016	S			SRTS	\$373,000	109 Fund, 410 Fund	\$222,000
6	SR285/South Wenatchee Pedestrian Crossing Improvements	Install RRFB's at Chehalis/Mission/Chehalis vicinity and upgrade pedestrian facilities consistent with the subarea plan.	Mission St., Chelan Ave.	Spokane vic.	Chehalis vic.		\$500,000	\$400,000						PE, RW, CN	2016	S	STP/TAP	\$432,000			109 Fund	\$68,000
7	First Street Bikeway	Construct Type 1 bikeway on First Street Corridor between Columbia and Miller	First St., Orondo Ave.	Miller St.	Columbia St		\$30,000	\$10,000						PE	2016	S	BIKE/PED	\$25,000			109 Fund	\$5,000
8	South Wenatchee Pedestrian Safety Improvements, Phase 2	Sidewalk improvements on Mission Street and Terminal Avenue. Chelan County is lead	Mission St., Chelan Ave.	Terminal	Crawford		\$456,238	\$40,000	\$376,238					PE, RW, CN	2015	S			SRTS, TIB	\$422,238	VIF, Chelan County	\$52,000
9	North Wenatchee Ave. Pedestrian and Median Improvements	Improvements identified in master plan (NW-1, NW-20) including wider sidewalks, streetscape, access consolidation, and median safety	N. Wenatchee Avenue	MP 3.33	MP 3.59	0.26	\$861,000	\$200,000	\$661,000					PE, RW, CN	2016	S	STP	\$745,000			109 Fund	\$116,000
10	Western Ave./ Springwater Ave. Intersection Control	Construct Mini-Roundabout	Western Avenue	Springwater Vicinity			\$266,000	\$246,000						PE, CN	2016	S	STP	\$230,000			109 Fund	\$36,000
11	North Wenatchee Ave. Frontage Road: Horselake Rd. to Maiden Lane	Construct frontage road from South of Maiden Lane to Horselake Road Intersection. Consolidate access, enhance capacity. Modify Maiden Lane/Wenatchee Ave intersection. Identified as NW-7 and NW-8 in North Wenatchee Transportation Master Plan	New	Duncan St.	Maiden Ln.	0.27	\$2,300,000	\$200,000	\$500,000	\$1,600,000				ALL	2017	S/P	STP(U)	\$1,000,000	TIB	\$1,000,000	109 Fund	\$300,000
12	South Wenatchee Sidewalk Program	Construct Sidewalk in the Lincoln School and other eligible areas in accordance with City CDBG Funding Program	Varies	Various	Various	varies	\$600,000		\$200,000		\$200,000		\$200,000	ALL	2017	S	CDBG	\$600,000				\$0
13	Street Preservation Program	Street Preservation Activities including: sealing, grinding, paving, ADA upgrades, etc.	Varies				\$4,800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	ALL	2017	S					111 Fund:300K TBD:500K	\$4,800,000
14	Miscellaneous, Minor, Undefined	Miscellaneous minor/emergent projects including intersections and signals, ADA, sidewalks, and traffic control devices.	Various Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2017	S					109 Fund	\$300,000
15	Storm Drain Improvements	Various projects identified in stormwater comprehensive plan. Upgrades necessary to coincide with street improvement projects.	Varies				\$1,200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	PE	2017	S					401 Fund, 410 Fund	\$1,200,000
16	M&O Pavement Preservation projects	Pavement and traffic control preservation projects and activities including crack sealing and skin patching.	Various City Streets				\$450,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	ALL	2017	S					108 Fund, 111 Fund	\$450,000



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17	M&O Sidewalk Improvements	Sidewalk improvements on various streets to reduce tripping hazards, provide improved accessibility, and fill minor gaps.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2016	S					108 Fund	\$300,000	
18	Pedestrian Safety Improvements	Construct new and repair damaged sidewalks and/or install other pedestrian facilities including ADA upgrades.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2017	S					TBD, other	\$300,000	
19	Complete Streets Program	Fully or partially fund complete street improvement projects consistent with 2016 complete streets policy and work plan	Various City Streets				\$1,500,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	ALL	2017	P			TIB	\$1,500,000			
20	Residential Traffic Calming	Construct traffic calming measures in problem areas with participating neighborhoods	Varies				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2017	P					Unknown	\$60,000	
21	Middle School Crossing Improvements	New and Upgraded Crosswalks, lighting, and warning devices at Foothills and Orchard Middle Schools	Maple St./Miller St.				\$400,000	\$50,000	\$350,000					ALL	2017	P			SRTS	\$400,000			
22	Elliott Street Multi Use Pathway	Construct 300 feet of hard surfaced multi use pathway with illumination and vehicular separation.	Elliott St.	Second St.	Third St.	0.06	\$185,000	\$22,000	\$163,000					ALL	2017	P				Pedestrian & Bicycle Pgm	\$145,000	109 Fund	\$40,000
23	Loop Trail Connection: Confluence State Park to Olds Station Road	Construct 1000 feet of multi use pathway along the State Park Entrance road connecting Olds Station Road to the Apple Capital Loop Trail	State Park Rd.			0.2	\$600,000		\$50,000	\$550,000				ALL	2018	P				Pedestrian & Bicycle Pgm	\$500,000	Port, State Parks, 109 Fund	\$100,000
24	Miscellaneous bicycle system improvements.	Implement various identified projects from the Greater Wenatchee Bicycle Master Plan	Various				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2017	P					TBD, other	\$60,000	
25	Wenatchee Street Pavement Preservation	Beyond the constrained limit of the funded street preservation program. See ID #13	Various arterial and Collector Streets				\$11,100,000	\$3,000,000	\$3,000,000	\$3,000,000	\$700,000	\$700,000	\$700,000	ALL	2017	P					PWTF Loan, 111 Fund, TBD	\$11,100,000	
26	Illumination upgrades	Improve illumination on various arterials and collectors especially at high pedestrian locations.	Various				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2017	P					PUD, CDBG, 109 Fund, Other	\$60,000	
27	Truck Route Improvements	Various improvements on newly established truck routes.	Various City Streets				\$500,000		\$500,000					ALL	2018	P	STP(U)	\$432,500				\$67,500	
28	North Wenatchee Avenue Corridor Improvements - Confluence Parkway EIS	EIS for Confluence Parkway, ITS implementation, and Various NW projects identified in the North Wenatchee Transportation Master Plan	SR285	Wenatchee River/City Limits	Miller Street	2.5	\$28,000,000	\$1,000,000	\$1,500,000	\$1,500,000	\$5,000,000	\$5,000,000	\$14,000,000	ALL	2017	P			OTHER, WSDOT	\$28,000,000			
29	North Wenatchee Ave: Miscellaneous Improvements	Spot Improvements including wider sidewalks, streetscape, access consolidation, and median safety as identified in NW-1 of the North Wenatchee Transportation Master Plan	N. Wenatchee Avenue	Wenatchee River/City Limits	Chelan Street		\$2,000,000				\$2,000,000			ALL	2020	P	STP(U)	\$1,730,000			109 Fund	\$270,000	
30	SR285 Intersection Improvements at Miller and Maple Streets	Connect northbound Miller Street to the intersection of Miller/SR285, remove the easterly leg of Maple/SR285, provide bicycle and pedestrian enhancements per NW-22 and NW-23 in the North Wenatchee Transportation Master Plan.	SR285	Miller St.	Maple St.	0.15	\$2,000,000			\$2,000,000				ALL	2019	P			TPP	\$1,700,000	109 Fund	\$300,000	
31	Hawley St. RXR Grade Separation	Construct underpass at the Hawley Street BNSF RR Xing. Identified as NW-2 in North Wenatchee Transportation Master Plan	Hawley Street			0.1	\$19,500,000					\$19,500,000		ALL	2021	P	5309(Bus)	\$17,500,000	TIB	\$2,000,000			
32	North Miller St./BNSF Pedestrian Overpass	Construct BNSF and Miller Street overpass for pedestrian travel West of Town Toyota Center. Project NW-3 from North Wenatchee Transportation Master Plan					\$11,500,000						\$11,500,000	ALL	2022	P	5309(Bus)	\$11,500,000					
33	Millerdale Improvements	Reconstructs portions of Millerdale. Adds curb, gutter, and sidewalk. Makes safety improvements	Millerdale Avenue	Miller Street	Gellatly	0.58	\$1,836,000			\$1,836,000				ALL	2019	P			TIB	\$1,560,000	109 Fund	\$276,000	
34	Red Apple Road Phase 2	Arterial street reconstruction	Red Apple Road	Miller	Skyline	0.53	\$1,000,000				\$1,000,000			ALL	2020	P			TIB	\$800,000	109 Fund	\$200,000	



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35	Springwater urban upgrades	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination.	Springwater	Western Avenue	Woodward	0.25	\$1,200,000					\$1,200,000		ALL	2021	P			TIB	\$1,000,000	109 Fund	\$200,000
36	Woodward urban upgrades.	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination. ROW acquisition. Canal bridge?	Woodward	Fifth Street	Springwater	0.5	\$1,500,000						\$1,500,000	ALL	2022	P			TIB	\$1,300,000	109 Fund	\$200,000
37	Railroad Grade Crossing Upgrades	Install median barrier or double signal arms to prevent vehicles from driving around signal gates. Mitigation to continue train whistle ban.	Ninth, Miller, Hawley				\$100,000					\$100,000		ALL	2021	P			OTHER	\$80,000		\$20,000
38	Skyline Drive Widening	Widen roadway to create shared-use shoulder or dedicated pathway for pedestrians and bicycles. Fill ditch section and install closed stormwater collection system. Install barrier and extruded curbs, replace guardrail, construct walls.	Skyline Drive	Skyline Drive	Number 2 Canyon Road	0.72	\$2,150,000						\$2,150,000	ALL	2022	P			OTHER	\$1,720,000	109 Fund	\$430,000
39	North Road Improvements	Reconstruct North Road to Improve Secondary Access to the Broadview Subdivision. Project would mainly improve area West of Canal by widening and flattening grade.	North Road	Western Avenue	Broadhurst	0.25	\$800,000				\$800,000			ALL	2020	P					TIF, 109 Fund	\$800,000
40	McKittrick Street Improvements	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine Ave	Pershing	0.36	\$1,300,000					\$1,300,000		ALL	2021	P			TIB	\$1,100,000	109 Fund	\$200,000
41	Wenatchee Avenue and Thurston St. Signal	Construct new traffic signal.	Wenatchee Avenue	Thurston Street	Thurston Street	0.1	\$350,000						\$350,000	ALL	2022	P			TIB	\$280,000	109 Fund	\$70,000
42	Walla Walla to Hawley St. Connection	Acquire ROW. Construct new roadway on new alignment. Identified as CP-2 in North Wenatchee Transportation Master Plan and Wenatchee Waterfront Sub-area Plan.	Walla Walla	Walla Walla curve	Hawley / Miller Intersection	0.27	\$3,500,000					\$3,500,000		ALL	2021	P			TIB	\$640,000	109 Fund	\$160,000
43	Fifth and Western Intersection Capacity Improvements	Improve turning movements by adding right turn lanes on Western Avenue.	Western Avenue	Fifth Street	Fifth Street	0.1	\$400,000			\$400,000				ALL	2019	P						\$400,000
44	Walnut St. Improvements	Reconstruction project to meet urban standards.	Walnut Street	Pine Ave	Rogers	0.1	\$800,000						\$800,000	ALL	2022	P			TIB	\$640,000	109 Fund	\$160,000
45	Elliot Street Connection	Acquire some Right of Way. Construct new roadway and sidewalks, storm drainage, reconstruct portions of existing roadway.	Elliot Street	Fifth Street	Orchard	0.24	\$500,000					\$500,000		ALL	2021	P					Unknown	\$500,000
46	Crawford Ave. Improvements	Construct sidewalk, curb and gutter	Crawford Avenue	Wenatchee Avenue	Mission Street	0.7	\$250,000				\$250,000			ALL	2020	P	STP(U)	\$200,000			109 Fund	\$50,000
47	Traffic Signal Improvements	Upgrade/preserve existing traffic signals at: Miller & First Streets, Benton & Wenatchee Avenue, Mission & Crawford, Miller & Millerdale, Maiden Lane & Wenatchee Avenue, and Mission & Orondo.	Various				\$913,420		\$91,342	\$822,078				ALL	2018	P	STP(U)	\$790,107			109 Fund	\$135,644
48	Bus Rapid Transit Study	Partner with Link to evaluate Bus Rapid Transit		Olds Station	East Wenatchee	0.25	\$50,000						\$50,000	ALL	2021	P	STP(U)	\$50,000				
49	Castlerock to Fifth Street Connector	Extend Castlerock Street and connect to 5th via Redhawk Canyon Drive.				0.27	\$2,000,000						\$2,000,000	ALL	2021	P					Dev. Ext.	\$2,000,000
50	Surry, Broadview, Springwater Circulation	Construct connector roadways consistent with comprehensive plan.				varies	\$2,000,000						\$2,000,000	ALL	2021	P					Dev. Ext.	\$2,000,000
51	Comprehensive Level of Service Study	Study Level of Service and Capacity Issues Citywide for both intersections and arterial corridors.	Various				\$50,000					\$50,000		ALL	2019	P						\$50,000
52	Crawford and Okanogan Intersection Control	Mini Roundabout and Pedestrian Crossing Improvements	Crawford Avenue			0.1	\$400,000				\$400,000			ALL	2020	P			STP	\$320,000	109 Fund	\$80,000
53	Crawford and Methow Intersection Control	Mini Roundabout and Pedestrian Crossing Improvements	Crawford Avenue			0.1	\$400,000				\$400,000			ALL	2020	P			STP	\$320,000	109 Fund	\$80,000



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54	Easy Street and Penny Rd. Intersection	Capacity and Pedestrian Intersection Improvements	Easy Street			0.1	\$660,000			\$660,000				ALL	2019	P			STP	\$320,000	109 Fund	\$80,000	
55	Railroad Grade Pedestrian Crossing	Install Pedestrian Crossing over railroad tracks near Bridge Street and connect to Pipeline Pedestrian Bridge					\$4,000,000					\$4,000,000		ALL	2021	P	OTHER	\$3,000,000					
56	Relocate BNSF Wenatchee Terminal	Relocate Terminal from South of Orondo Street to Appleyard. Reduces blocking of at-grade crossings in the city.					\$32,000,000			\$32,000,000				ALL	2019	P			FMSIB	\$7,500,000	Other	\$7,500,000	
57	SR285/Wenatchee Gateway Improvements	Landscaping enhancements along SR285 near North and South entrances to city and SR285 at Miller Street intersection	SR285				\$110,000			\$93,500	\$16,500			ALL	2019	P	TAP	\$110,000					
58	North Wenatchee Avenue Transportation and Economic Development Analysis	Further define elements and recommendations included in the North Wenatchee Transportation Master Plan with respect to both transportation and economic development needs of the community.	SR285				\$50,000	\$50,000						ALL	2016	P	TAP	\$50,000					
59	Waterfront Circulation and Streetscape Improvements	Provide waterfront access and gateway improvements 2004 Waterfront Subarea Plan and recent North Wenatchee Avenue Master Plan and Capital Facilities Plan.	Various			varies	\$1,500,000		\$750,000	\$750,000				ALL	2018	P			TIB, other	\$1,500,000	Unknown	\$150,000	